

## **HUMAN ENVIRONMENT**

### **3.1 Land Use**

The information in this section is based on the *Community Impact Assessment* (CIA) (January 2012) and the *Final Section 4(f) Evaluation* (provided in Appendix B).

#### **3.1.1 Existing and Future Land Use**

Land use is addressed in terms of existing and planned land uses. Existing land uses are defined as those uses within the MCP study area as well as in adjacent areas based on the Southern California Association of Governments (SCAG) existing land use data from 2005. The 2005 existing land use data was used as baseline information consistent with the publication dates of the Notice of Intent (NEPA) and the Notice of Preparation (CEQA) in November 2004. Additionally, existing land uses were verified through aerial photograph interpretation and field reconnaissance in 2011. Since then, some land uses may have changed in response to ongoing land and infrastructure development within the MCP study area.

Future land uses include those planned land uses that will occur as a result of land use designations and policies contained in various applicable land planning documents. The applicable land planning documents include the City of Perris General Plan, the City of San Jacinto General Plan, and the County of Riverside General Plan.

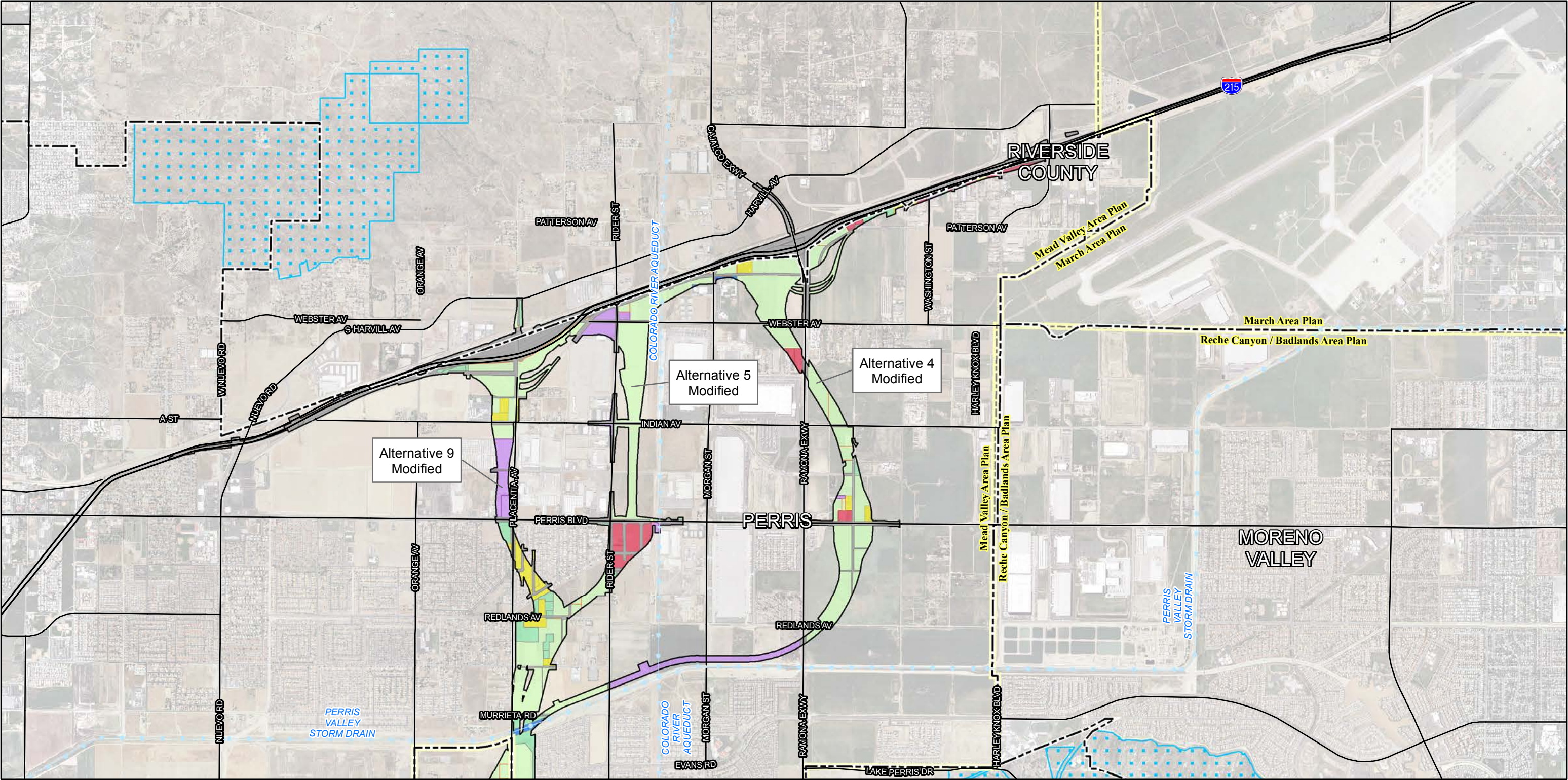
##### **3.1.1.1 Affected Environment**

The MCP study area consists of a mixture of urbanized, residential, rural residential, agricultural, industrial/commercial, and open space land uses (including existing wildlife reserves and lands that may be acquired for conservation under the Western Riverside County Multiple Species Habitat Conservation Plan [MSHCP]).

Section 3.4, Community Impacts, has additional information regarding schools, businesses, etc., in the MCP study area. Figure 3.1.1 shows existing land uses in the MCP study area within the proposed right of way for all the MCP Build Alternatives. Figure 3.1.2 shows general plan land uses in the MCP study area within the proposed right of way for all the MCP Build Alternatives. The proposed land uses that are currently under construction or are in the land use entitlement process in the general MCP study area are listed in the Table 3.1.A. The following section describes land uses by jurisdictions and geographic/community area.

**This page intentionally left blank**





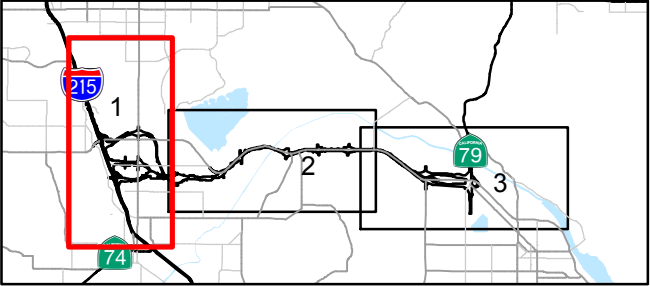
LEGEND

- |  |   |                   |                           |
|--|---|-------------------|---------------------------|
| Limits of Proposed Improvements (All Alternatives and Design Variations) | Existing Land Use within Limits of Proposed Improvements: Residential | Industrial        | Open Space and Recreation |
| City Boundary  | Commercial  | Public Facilities | Agriculture               |
| Area Plan Boundary   |   | Transportation    | Vacant Land               |
| Reserve  |   | Mixed Use         | Other                     |

SOURCE: Jacobs Engineering (02/2011); Thomas Brothers (2010); SCAG (2005); Eagle Aerial (3/2010)



I:\CV531\GIS\_Mod\CIA\DraftFinalFigures\Existing\_Land\_Use\_ROW.mxd (11/12/2014)



Existing Land Uses within Limits of Proposed Improvements

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 080000125)

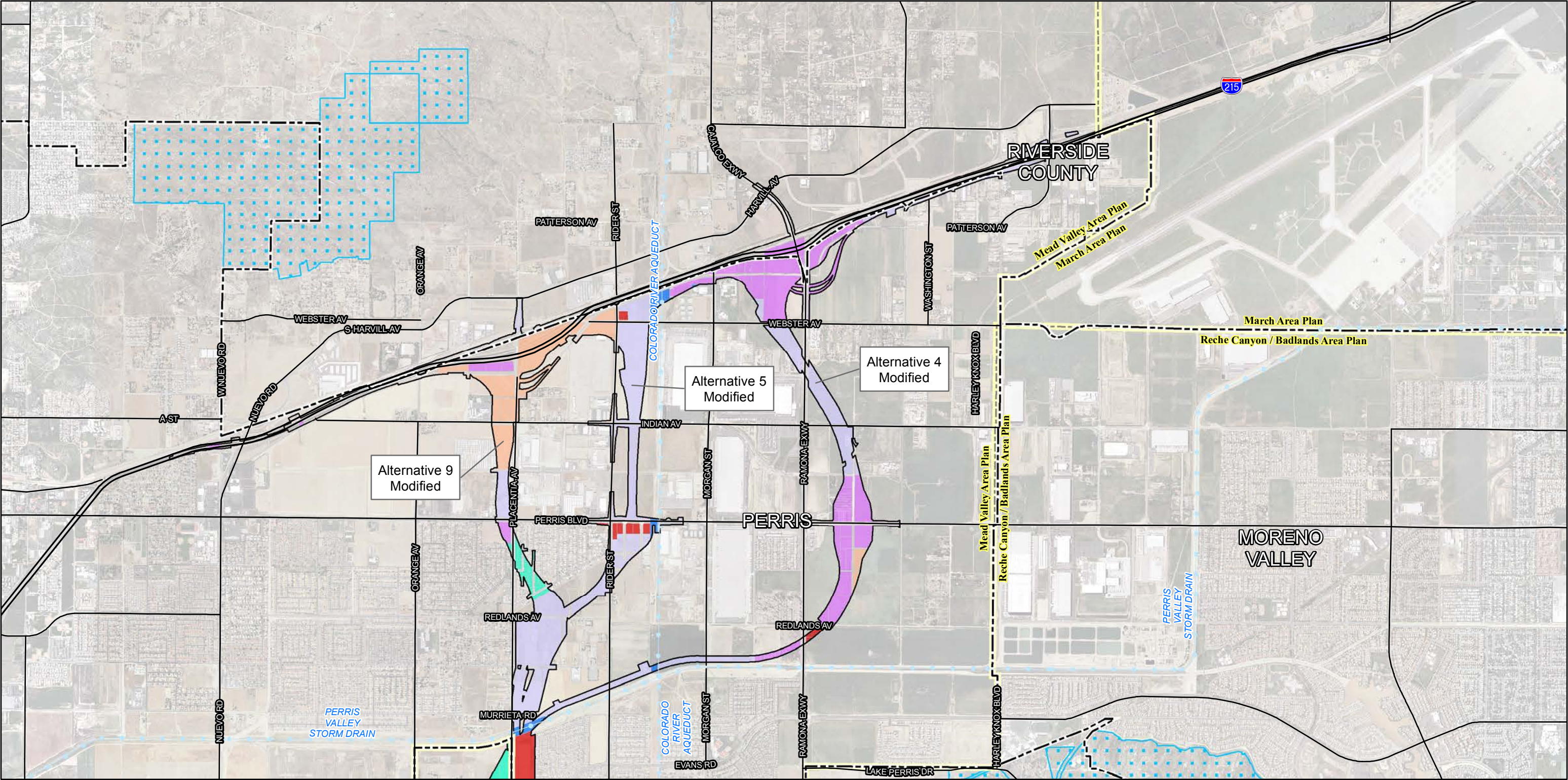
FIGURE 3.1.1  
Page 1 of 3





**This page intentionally left blank**





LEGEND

Limits of Proposed Improvements  
(All Alternatives and Design Variations)

City Boundary

Area Plan Boundary

Reserve

Very Low Density Residential - Rural Community

Low Density Residential

Medium Density Residential

Commercial Retail

Community Commercial

General Industrial

Business Park

Public Facilities

Rural Residential

Agriculture

Conservation

Conservation Habitat

Open Space Recreation

Water

Freeway

FIGURE 3.1.2  
Page 1 of 3

SOURCE: Jacobs Engineering (02/2011); Thomas Brothers (2010); SCAG (2005); Eagle Aerial (3/2010)

General Plan Land Uses within Limits of Proposed Improvements

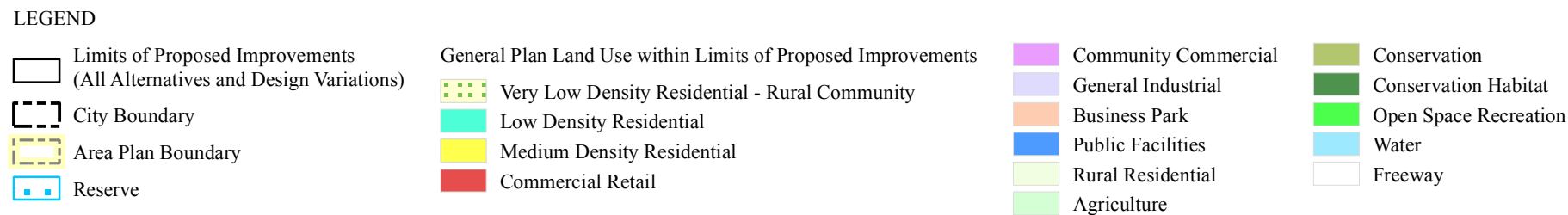
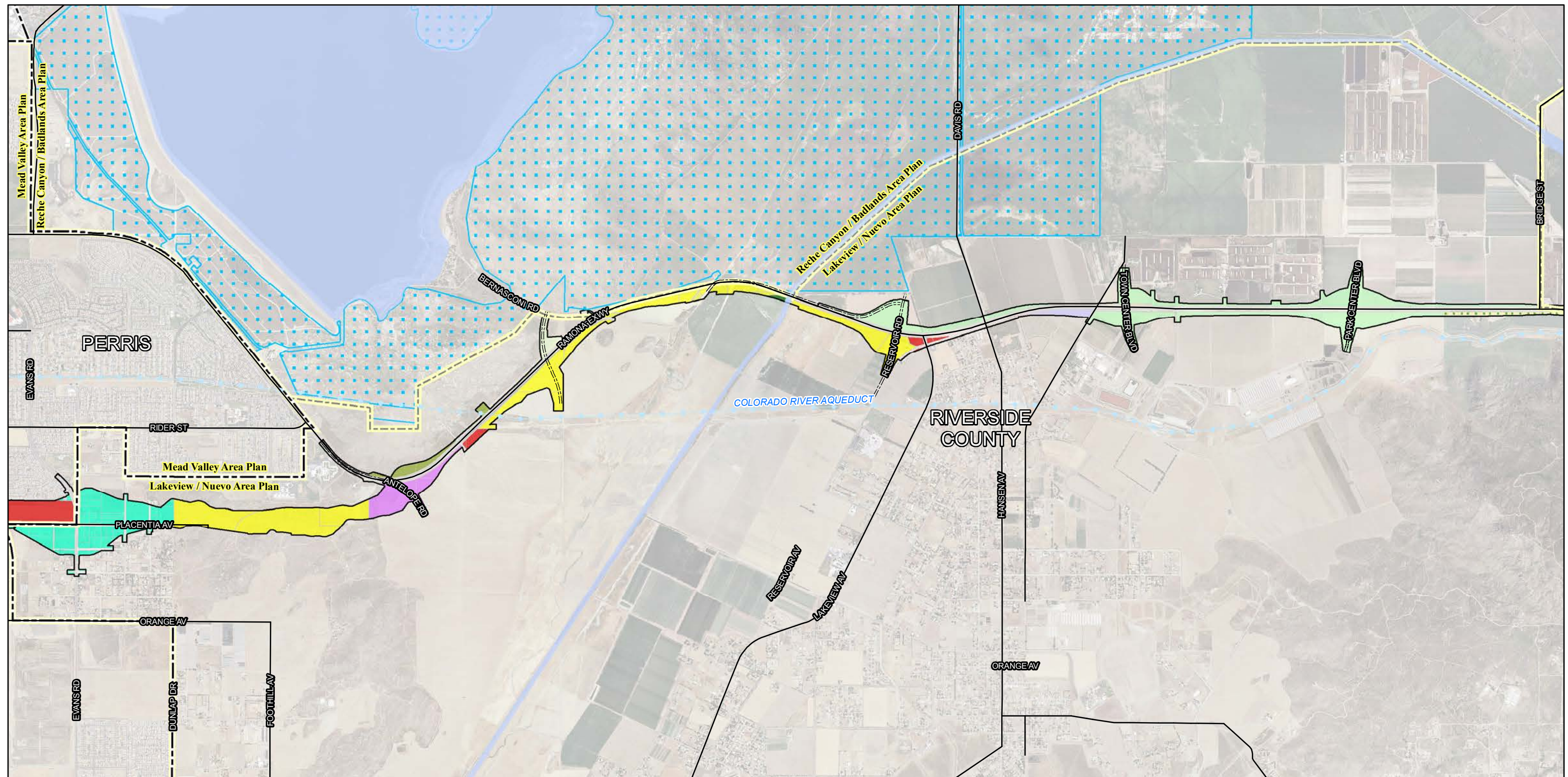
08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 080000125)

I:\VCV531\GIS\_Mod\EIR\_EIS\DraftFinalFigures\General\_Plan\_Land\_Use\_ROW.mxd (11/12/2014)

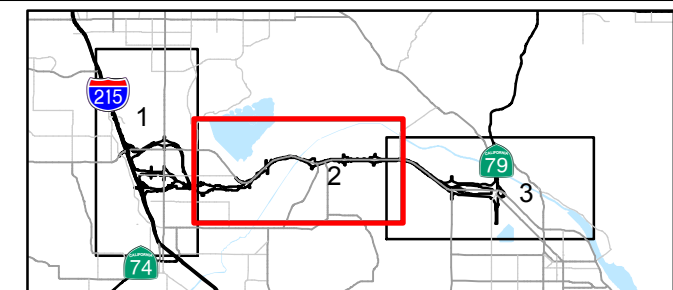
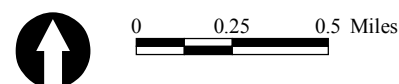


**This page intentionally left blank**





SOURCE: Jacobs Engineering (02/2011); Thomas Brothers (2010); SCAG (2005); Eagle Aerial (3/2010)



General Plan Land Uses within Limits of Proposed Improvements

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)

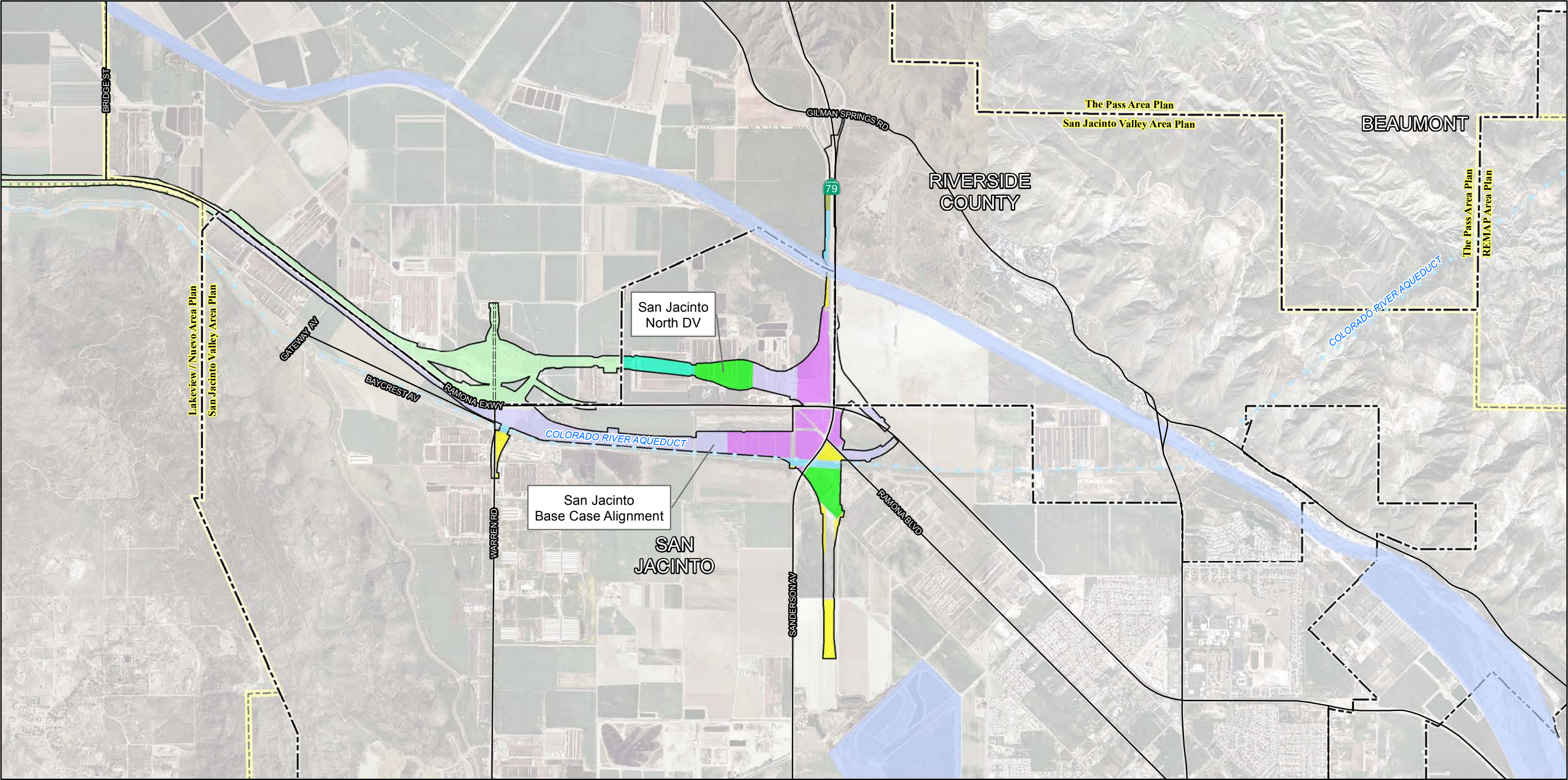
FIGURE 3.1.2  
Page 2 of 3





**This page intentionally left blank**





LEGEND

- Limits of Proposed Improvements (All Alternatives and Design Variations)
- City Boundary
- Area Plan Boundary
- Reserve

General Plan Land Use within Limits of Proposed Improvements

- Very Low Density Residential - Rural Community
- Low Density Residential
- Medium Density Residential
- Commercial Retail

- Community Commercial
- General Industrial
- Business Park
- Public Facilities
- Rural Residential
- Agriculture

- Conservation
- Conservation Habitat
- Open Space Recreation
- Water
- Freeway

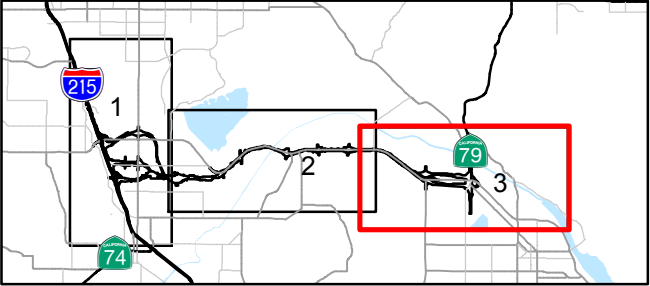


FIGURE 3.1.2  
Page 3 of 3

SOURCE: Jacobs Engineering (02/2011); Thomas Brothers (2010); SCAG (2005); Eagle Aerial (3/2010)



General Plan Land Uses within Limits of Proposed Improvements

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 080000125)





**This page intentionally left blank**





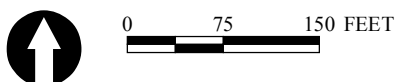
# LEGEND

- Alternative 5 Modified Limits of Proposed Improvements
- Grading Limits: Cut
- Grading Limits: Fill
- Temporary Construction Easement (0.011 ac)

- Retaining Wall
- Centerlines, Ramps, and Lanes

FIGURE 3.1.3

SOURCE: Jacobs Engineering (02/2011); Eagle Aerial (3/2010); Epic Land Solutions (4/2011)



## Liberty Park - Alternative 5 Modified

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)



**This page intentionally left blank**



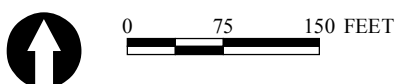


# LEGEND

- Alternative 9 Modified Limits of Proposed Improvements
- Grading Limits: Cut
- Grading Limits: Fill
- Temporary Construction Easement (0.097 ac)
- Retaining Wall
- Centerlines, Ramps, and Lanes

FIGURE 3.1.4

SOURCE: Jacobs Engineering (02/2011); Eagle Aerial (3/2010); Epic Land Solutions (4/2011)



## Liberty Park - Alternative 9 Modified

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)



**This page intentionally left blank**



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
<b>Unincorporated Riverside County</b>			
PM32334	County of Riverside	Divide 4.95 ac into four lots at north Placentia Street, south Walnut Street, east Fallen Leaf Drive, and west Patterson Avenue.	Approved
PM27140	County of Riverside	Planned industrial development; divide 3.99 ac into 10 parcels.	Approved
PM27485	County of Riverside	Subdivide 26.73 ac into 10 industrial lots.	Approved
PP16978	County of Riverside	Two industrial buildings at north Placentia, south Walnut Street, east Patterson Avenue, and west Harvill Avenue.	Approved
SP00251	County of Riverside	64.4 ac with 190 du on 40.8 ac; 13.4 ac of commercial.	Approved
PP18961	County of Riverside	National Archives and Record Administration warehouse facility, which will include a 183,387 sf building with a 19,323 sf office located inside, with 155 parking spaces, and 198,250 sf of landscaping. The proposed project is located at south Cajalco Road, east Seaton, and west Patterson Avenue.	Approved
PAR00606	County of Riverside	HANS for TR32764 at north 10th Street, east I-215, and Reservoir.	Approved
PM31507	County of Riverside	Divide 1.45 ac lot into two parcels at Evans Road, Perris California 92571.	Approved
TR28583	County of Riverside	Reversion to acreage east and west Harvill Avenue and Nuevo Road at A Street intersection.	Approved
PP19728	County of Riverside	New contractor's storage and maintenance yard in the Mead Valley Area Plan. The proposed development includes a 9,600 sf building consisting of 2,000 sf of warehouse space, 5,600 sf of maintenance shop space, and 2,000 sf of office space. The project also includes the following storage areas: 16,100 sf of heavy equipment storage, 16,800 sf of materials/inventory, 14,700 sf of additional vehicle storage, and 12,400 sf of light-duty construction vehicle storage.  The project site is located within the Mead Valley Planning Area, west of Patterson Avenue and south of Cajalco Road.	Approved
PM34706	County of Riverside	Subdivision of 20 ac into two parcels for manufacturing and distribution at north Placentia, south Walnut Street, east Harvill Avenue, and west Railroad.	Approved
PAR00238	County of Riverside	Subdivide 4.53 ac into two residential parcels.	Approved
PAR00145	County of Riverside	Vehicle storage and impound.	Approved
PM33530R1	County of Riverside	Divide 99 ac into seven parcels at north Nuevo Road, south Harvill Avenue and east Webster Avenue.	Approved
SP00183A1	County of Riverside	Amend SP 183 on 248 ac, with 450 du on 102.8 ac, 10 ac of commercial, 93 ac of open space.	Approved
PM26399	County of Riverside	Divide 3.4 ac into four parcels north of Yucca Avenue and south of 6th Street.	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
PM32872	County of Riverside	The land division hereby permitted is to subdivide 4.35 gross ac into four single-family residential lots, with a 1 ac minimum lot size (gross).	Approved
PM25101	County of Riverside	Divide 82.79 ac into 70 lots west of I-215, north and south of Markham Street.	Approved
PP14485	County of Riverside	Construction equipment auction at Harvill Avenue and Oleander Avenue.	Approved
CUP01644	County of Riverside	Proposed real estate office.	Approved
TR24755	County of Riverside	Divide 7.39 ac into 13 lots.	Approved
PM30328	County of Riverside	Divide 7.66 ac into two industrial parcels, east of Nuevo Road and west of I-215.	Approved
PUP00729	County of Riverside	Adult rehabilitation center, west of SR-395 and south of Orange.	Approved
TR24746	County of Riverside	Divide 15.36 ac into 12 lots, south of Contour Avenue and east of Hansen Avenue.	Approved
PM27153	County of Riverside	Divide 7.02 ac into four parcels and a remainder parcel south of Contour Avenue and west of Warren Street.	Approved
TR33178	County of Riverside	Subdivide 12.8 gross ac into 11 single-family residential lots, with a minimum lot size of 1 ac (gross) at Contour Avenue, east Maurice Street, and west Peters Lane.	Approved
PM33942	County of Riverside	Schedule E subdivision of 68.85 gross (64.13 net) ac into seven parcels: Parcel One - 30.39 gross ac; Parcel Two - 6.06 gross ac, Parcel Three - 5.97 gross ac; Parcel Four - 4.08 gross ac; Parcel Five - 16.96 gross ac; Parcel Six for storm drain - 1.32 gross ac; and Parcel Seven for storm drain - 2.94 net ac. The proposed industrial building is located north of Leander Avenue, south of Nandina Avenue, east of Decker, and west of I-215.	Approved
TR26976	County of Riverside	Divide 64.6 ac into 205 lots, 11 ac commercial park, and divide 66.1 ac into 184 residential lots, one commercial lot of 13.4 ac, one parking lot of 1.8 ac at north side of Nuevo Road, on east and west side of Foothill Avenue.	Approved
PAR01114	County of Riverside	New service commercial and 20 new light industrial buildings at south Perry Street and east Seaton Avenue.	Approved
PAR00178	County of Riverside	Proposed to add a 10,000 sf maintenance building, including an additional 10 ac, of which 5 ac is indicated to be existing pipe storage yard, and the other 5 ac are listed as existing outside storage.	Approved
TR32764	County of Riverside	Subdivide 6.74 ac lot into 12 residential lots at north 10th Street, east I-215, and Reservoir.	Approved
PP21714	County of Riverside	Installation and construction of an unmanned Verizon Wireless telecommunications facility. The project shall include GPS antennas, one parabolic antenna, and 12 panel antennas mounted on a 60 ft broadleaf tree within a 495 sf lease area at north Peregrine, south Oleander, and east Harvill Avenue.	Approved
PP15189R1	County of Riverside	Replace existing 70 ft monopole with a 69 ft monopine, with pine branches existing	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		7 ft above the proposed antennas for a total height of 75 ft at north Rider Street, south Cajalco Road, east Patterson, and west Harvill Avenue.	
SP00251A1	County of Riverside	Replace the existing 70 ft monopole with a 75 ft high monopine. Expand lease area another 40 ft x 17 ft (680 sf), to accommodate an additional 11.5 ft x 20 ft (230 sf) equipment shelter, for a total lease area of 1,880 sf at north Nuevo Road, south Sunset Avenue, east and west Foothill Avenue.	Approved
PAR00908	County of Riverside	Division of 17.96 ac into 28 lots with a minimum size of 20,000 sf at north Rider Street, south Winfield Lane, east Vista Del Lago, and west Kenton Avenue.	Approved
PM34128	County of Riverside	Subdivide 12.54 gross ac into 10 industrial parcels. The proposed project is located at west Placentia, south Rider Street, east of I-215, and west Patterson Avenue.	Approved
PP17538	County of Riverside	Construction of a 58 ft high unmanned wireless communication facility, stealthed as a monopine, with dish, antennas, equipment shelter, and generator at south Ramona Expressway and west Rider Street.	Approved
PAR00646	County of Riverside	Proposed project at north Walnut Street, east Old Elsinore Road, south Rider Street, and west Harvill Avenue.	Approved
PAR00875	County of Riverside	HANS review APN: 317-270-006, 010, 015, 016.	Approved
CUP03580	County of Riverside	Conditional Use Permit. Sale of beer and wine for off-premises consumption (ABC Type 20). Add beer and wine sales to an existing gas station 2,099.75 sf structure with 1,885 sf of sales area, 142.25 sf of office and 172.25 sf of storage area. The proposed project is located at north Ramona Expressway, south Palm, east Lakeview, and west Grevilla.	Approved
PAR01118	County of Riverside	Proposal for Jack-in-the-Box restaurant with drive-through at south Reservoir Avenue and east Lakeview.	Approved
TR30592	County of Riverside	Subdivide 32.5 ac into a 0.43 ac lot for a detention basin and 131 single-family residential lots of 7,200 sf minimum size. The proposed project is at north Wildwood Lane, east Vista Del Lago, south Swallow Hill Circle, and west Harvill Avenue.	Approved
TR26204	County of Riverside	Subdivide 31.7 ac into 45 lots, divide 29.4 ac into 52 residential lots with a 20,000 sf minimum lot size at Ramona Expressway, north of 9th Street, west of Reservoir Avenue.	Approved
CUP03315	County of Riverside	Construction of four service/commercial buildings. Building "A" is a gas station and convenience store and is 2,970 sf in size. A car wash is also proposed on this lot. Building "B" is a 2,800 sf fast-food restaurant. Building "C" is 2,840 sf in size and is a fast-food restaurant. Building "D" is a 6,500 sf restaurant. In addition, 153 parking spaces and 23,850 sf of landscaping are proposed. The proposed project is located	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		at south Perry Street, north Rider Street, west Perris Boulevard, and east Clark Street.	
SP00341	County of Riverside	Proposed to build a 6.2 million sf business park and light industrial at west of I-215, south of Nandina Avenue, north of Cajalco Road, and east of Decker.	Approved
PAR01036	County of Riverside	North Harvill Avenue, south Cajalco Expressway, east Dree Circle, and west of I-215.	Approved
PP09997R2	County of Riverside	Add a 12,800 sf maintenance building and additional outdoor storage area to an existing pipe manufacturing facility. Location: Placentia Avenue, east of Harvill Avenue, and west of I-215.	Approved
SP00342	County of Riverside	11,350 residential/60 ac mixed-used/15 ac retail/110 ac light industrial/35 ac school/45 ac public facility/90 ac park/1,100 ac open space, 275 ac right of way west of the City of San Jacinto, north and south of Ramona, and east of the City of Perris.	Approved
TR24568	County of Riverside	Divide 57.68 ac into 223 lots, southeast corner of Dunlap and Orange.	Approved
CUP03370	County of Riverside	Multi-use travelers center to be constructed in two phases. Phase I will consist of a fueling facility, auto lube, and oil center with a full-service carwash, a 1,600 sf quick service restaurant (no drive-through) and an 11,800 sf building that will include a convenience store (with beer and wine sales), souvenir shop, and a patio area. Phase II will consist of 21 truck/RV parking spaces, a weigh station, two free-standing drive-through restaurants and a free-standing restaurant. Location: east of Seaton Avenue and south of Cajalco Expressway.	Approved
PP20103	County of Riverside	Plot Plan No. 20103, which is an application for the construction of a boat manufacturing and showroom facility, a self-storage facility, and an industrial/warehouse facility on 38.52 ac consisting of three phases. The project also includes the development of a proposed street, south of the project site, off of Harvill Avenue, and a manmade pond on the southeast corner of the property. Location: north Citrus Avenue, south of Orange Avenue, east of Harvill Avenue, and west of I-215.	Approved
PM25924	County of Riverside	Divide approximately 81 ac into 52 lots; divide 81 ac into 53 commercial/industrial lots at west of I-215 and north of Nuevo Road.	Approved
CUP01644	County of Riverside	Proposed real estate office.	Approved
PM34491	County of Riverside	Subdivision of 20.37 gross ac into 14 commercial/industrial lots with one remainder lot and a minimum lot size of 0.98 ac. The project site consists of one utility and private street easement, and two drainage easements that will be abandoned. The	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		proposed project is located southerly of Orange and westerly of I-215.	
PM31080	County of Riverside	Subdivide 4.55 ac into four single-family residential lots, with a lot size of 1 ac minimum. Location: northeast corner of Water Avenue and Evans Road.	Approved
PUP00693	County of Riverside	Build a church south of Alviso Road and west of Seaton Avenue.	Approved
RVP00175	County of Riverside	Seven renovations - additions to the existing Nutrilite manufacturing facility south of 6th Street and south of Ramona Expressway.	Approved
PM31939	County of Riverside	The land division hereby permitted is to subdivide 4.18 ac into four residential parcels. Lakeview Avenue and North Drive.	Approved
TR27997	County of Riverside	Residential condos (sewered) - Divide 21.02 ac into single-lot condominium project with 120 condo units and 8.07 ac of open space at southwest corner of Water Street, Tobacco Road, and west of Harvill Avenue.	Approved
PAR00531	County of Riverside	Application north Placentia Street, south Walnut Street, east Fallen Leaf Drive, west Patterson Avenue.	Approved
PM32162	County of Riverside	Subdivide 4.05 gross ac into three parcels with a minimum lot size of 1.35 gross ac. Location: east of Magnolia and north of Yucca Avenue.	Approved
PP14688	County of Riverside	Minor outdoor event – Rodeo, corner of Lakeview Avenue and 10th Street, Nuevo.	Approved
TR26440	County of Riverside	Divide 153 ac into 225 lots at northwest corner of Sixth Street.	Approved
TR33687	County of Riverside	Tentative Tract Map No. 33687 is a schedule A subdivision of 67.2 ac into 309 residential lots with a minimum lot size of 4,000 sf, 5 water quality basins, 18 open space lots totaling 4.9 ac and three park lots totaling 4.9 ac; and community trail. Location: north Nuevo Road, south Sunset Avenue, east Foothill Avenue, and west Foothill Avenue.	Approved
CUP02582	County of Riverside	Proposal for service station and garage.	Approved
RSM27283	County of Riverside	Divide 31.5 ac into 37 lots in expired recordable map.	Approved
PAR00935	County of Riverside	North Ramona Expressway, south San Jacinto River, east Davis Road, and west Bridge Street.	Approved
CUP03320	County of Riverside	The use hereby permitted is to be constructed in two phases. The first phase will contain a gasoline station and a two-story 5,040 sf convenience store with the sale of beer and wine. Additionally, a 672 sf car wash. The second phase will be a 3,772 sf fast-food restaurant. Location: north Harvill Avenue, south Cajalco Expressway, east Clark, and west I-215.	Approved
PM27445	County of Riverside	Divide approximately 14 ac into 10 industrial parcels with a 1.05 ac minimum parcel size at south Palatium Circle and south of Martin Street.	Approved
TR26205	County of Riverside	Divide approximately 45 ac into 80 lots at south of Park Boulevard and west of	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		Hansen Avenue.	
PM32773	County of Riverside	Subdivide 6.00 ac into two 2.5/3.5 ac in UB-DIV; 6.00 ac.	Approved
PP20699	County of Riverside	Develop five industrial/distribution warehouse buildings, "Oleander Business Park," on a 68.85 gross (64.13 net) ac site with a floor area ratio of 0.43 (Light Industrial requires a 0.25–0.60 floor area ratio) consisting of: 1,172,710 sf of warehouse, 34,000 sf of office, 425,289 sf of landscaping area (35 percent), 927 parking spaces, and a 14 ft trail easement along Harvill Avenue, and Old Oleander Avenue.	Approved
PP22532	County of Riverside	Develop a 6.81 gross ac limousine manufacturing facility. The total development proposal includes a 91,600 sf building; which consists of two manufacturing areas totaling 83,600 sf, an 8,000 sf office area, a detailing and car wash area, a 26,420 sf roofed finished limousine staging area, 237 parking spaces, and 34,254 sf of landscaping. Location: north SR-74, south Cajalco Expressway, east Seaton, and west Patterson.	Approved
CUP03425	County of Riverside	Construction of four industrial warehouse/distribution buildings. The buildings range in size from 12,353 sf to 23,261 sf for a total building area of 67,671 sf. In addition, the proposed project will provide 198 parking spaces (188 standard spaces and 10 handicap spaces), four loading areas, and 63,563 sf of landscaping. Location: north of Nuevo Road, south of Rider Street, east of Harvill Avenue, and west of Patterson.	Approved
PM26772	County of Riverside	Divide 37 ac into 26 industrial parcels at southwest corner Rider Street and A Street, and west of I-215.	Approved
PM24440	County of Riverside	Subdivide 1 ac gross into two parcels west of 11th Street, south of Wofer Way.	Approved
TR35496	County of Riverside	Schedule B subdivision of 19.54 gross ac into 25 residential lots with a minimum lot size of 0.5 ac, and one 2.3 gross ac remainder parcel. The proposed project is located at north Apricot Avenue, south 12th Street, east Y Avenue, and west Bell Avenue.	Approved
TR32065	County of Riverside	Subdivide 64.5 gross ac into 100 single-family residential lots, two detention basins (lots 101-102), and one 16.5 ft wide access road. The proposed project is located at south Montgomery Avenue and east 6th Street.	Approved
PP12474	County of Riverside	Add buildings to existing site south of 6th Street and south of Ramona Expressway.	Approved
CUP03464	County of Riverside	Conditional Use Permit. CUP 03464 proposes to permit the operation of a hunting club specifically limited to the southerly 2 ac of APN 423-050-008, 025, and 423-040-017. The portion of the property outside the project site is "not a part" of CUP 03464. Location: north Ramona Expressway, east David Road, south Gilman	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		Springs.	
SP00246	County of Riverside		Approved
PP16763	County of Riverside	Construction of a 19,500 sf concrete tilt-up manufacturing building to be used for the manufacture of command vehicles. The building will include 1,400 sf of office space, parking for 41 private vehicles, and 8,800 sf of landscaping. The proposed project is located at south Teaford Lane, north Cajalco Expressway, east Harvill Avenue, and west I-215.	Approved
PM32448	County of Riverside	Subdivide one existing legally divided lot of 2.45 gross ac (2.17 net) into two lots of 45,852 sf and 48,574 sf net, respectively. Location: north Water Avenue, south Toliver Road, east Evans Road, and west Eureka Avenue.	Approved
PM27875	County of Riverside	Divide approximately 4.94 ac into four residential parcels with a minimum parcel size of 1 ac. Location: south of Walnut Street and west of Patterson Avenue.	Approved
PP23332	County of Riverside	Construction and operation of a light industrial and warehouse distribution center. Location: north Nuevo Road, south Harvill Avenue, east Webster Avenue, and west Harvill Avenue.	Approved
PM27905	County of Riverside	Divide approximately 65.1 ac into four parcels for financing purposes. Location: Foothill Avenue, north of Nuevo Road, and south of Sunset Avenue.	Approved
PM25813	County of Riverside	Divide 1,121 ac into eight parcels for land conveyance and financing purposes. Location: Nuevo, east of Foothill and west of Chase.	Approved
SP00183	County of Riverside	SP on 248 ac for 450 du on 56.1 ac; 131.4 ac of open space (33.9 ac borrow area).	Approved
TR33976	County of Riverside	Schedule A subdivision of 63.40 ac into 15 residential lots with a minimum lot size of 1.2 ac for condominium purposes, the construction of 207 residential dwelling units, seven open space lots, one 12.33 ac school site, two lots for water quality basins, and two additional lots for future residential development totaling 17.05 ac. Location: Lakeview/Nuevo Area Plan. More specifically, the project is located northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road.	Approved
TR32065M1	County of Riverside	Modify the original Tentative map which was approved by the Board of Supervisors on August 9, 2005. The Minor Change application proposes to modify Environmental Health Conditions of Approval regarding sewer services to proposed septic systems and reduce the approved lot totals. With the changes, this will be a Schedule B subdivision of 64.5 ac into 99 residential lots with a minimum lot size of 21,780 sf and two detention basin lots. RMVD proposed sewer to septic increase lot size to 21,780. Location: north Rowley Lane, south Montgomery Avenue, east	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		6th Street, and west Valley Road.	
PM32591	County of Riverside	Subdivide 38.826 gross ac into two residential lots of 19.50 and 19.33 ac gross, respectively, (18.77 and 18.77 ac net, respectively). Subdivide 37.54 ac into two lots. Location: south of Ramona Expressway and east of Sherman Road.	Approved
PM32865	County of Riverside	Subdivide 2 ac into two 1 ac lots. The proposed project is located at northeast corner of Walnut and Patterson.	Approved
PM30391	County of Riverside	Subdivide 4.05 gross ac into four lots with a minimum lot size of 1.01 ac in accordance with Residential Agricultural (R-A) zone and Schedule "H" development standards. Location: Philip Road and Ironhorse.	Approved
SP00246A1	County of Riverside	Specific plan amendment to SP00246 Amendment No. 1. The proposed project is located at north of Nuevo Road, south of Ramona Expressway, east of Dunlap, and west of Lakeview Avenue.	Approved
RVP00124	County of Riverside	Addition to bagging/equipment structure, increase office facility/lab. The proposed project is located south of 6th Street and south of Ramona Expressway.	Approved
PAR00966	County of Riverside	Construct 18 building pads for industrial warehouse at north Oleander Avenue, south Nandina Avenue, east Day Street, and west Decker Road.	Approved
SP00239	County of Riverside	SP on 605.4 ac with 2236 du on 431 ac, 44 ac of commercial, 29.4 ac of open space.	Approved
PP15197	County of Riverside	Construct three industrial buildings, each on separate legal contiguous parcels. The buildings will contain 37,020; 63,760; and 151,760 sf, respectively. The three industrial buildings will be located at southeast corner of Perry Street and Harvill Street.	Approved
TR33978	County of Riverside	Schedule A subdivision of 51.15 ac into 139 residential lots with a minimum lot size of 6,000 sf and two open space lots to preserve natural rock outcroppings and five open space lots for common landscaping. The proposed project is located at north Orange Avenue, south Walnut, east Dunlap, and west Foothill.	Approved
PP21552	County of Riverside	Permit six light industrial warehousing and distribution buildings, ranging from 40,000 sf to 600,000 sf for a total of 947,000 sf, 191 truck loading docks, and a 1.80 gross ac detention basin. The proposed project is at north Cajalco Expressway, south Perry Street, east Harvill Avenue, and west I-215.	Approved
PM32439	County of Riverside	Subdivide 864.12 gross ac into five parcels with 20 gross ac minimums for financing and conveyance purposes. No grading or building permits are proposed, nor will result from this proposal. The proposed project is located at north Nuevo Road and Foothill Avenue.	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
PM25051	County of Riverside	Divide approximately 4.15 ac into four parcels. The proposed project is at east side of Seaton Avenue and south of Cajalco Road.	Approved
PM30328R1	County of Riverside	Change is to the determination of CEQA. The proposed project is at north McKimball Road, south Citrus Avenue, east Nuevo Road, and west I-215.	Approved
PP23342	County of Riverside	Permit four buildings for future industrial use totaling 180,560 sf on 11.39 gross ac. The project proposes 104,437 sf of landscaping that is approximately 21 percent of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities, and 4 van accessible spaces. The proposed project is at north Rider Street, east Patterson Avenue, west and east of Harvill Avenue.	Approved
PP19950	County of Riverside	The project proposes to construct a 67 ft high unmanned wireless telecommunications facility disguised as a pine tree. The project consists of 12 antennas on 3 arrays and a 4 ft diameter wireless parabolic antenna and a 184 sf equipment shelter within a 1,440 sf lease area. Location: south of Gilman Springs Road, west of SR-79 freeway.	Approved
TR29315	County of Riverside	This is a subdivision of 96.1 ac into 318 single-family residential lots with a minimum parcel size of 7,200 sf. There is also one park/open space lot of 6.6 ac, and two open space lots. Location: south Ramona expressway and east of Pozos Road.	Approved
PAR00045	County of Riverside	137 residential lots at southwest corner of Rider Street and Patterson Avenue.	Approved
PM29854	County of Riverside	The subdivision hereby permitted is to divide 20 ac into four, 5 ac lots. The proposed project is located at southwest Voltaire Vista, South Twin Canyon Drive, near Juniper Flats area.	Approved
PP16823	County of Riverside	Permit an industrial building, to be constructed in two phases: a 27,131 sf building and a 31,200 sf building. The buildings will be used for the manufacture of concrete-forming materials. The project will include 28 parking spaces on a 90,135 sf paved area and 17,424 sf of landscaping. The proposed project is located at west Patterson Avenue, south Cajalco Road, north Placentia, and east Old Elsinore Road.	Approved
PM25916	County of Riverside	Divide approximately 46 ac into 30 lots. Located west of I-215 and north of Nuevo Road.	Approved
PP20157	County of Riverside	Single-story office and warehouse building on 3.0 ac. The gross building area would be approximately 24,056 sf with 99 parking stalls and 8 truck stalls. Location: north Placentia Street, south Rider Street, west Harvill Avenue, and east Patterson	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		Avenue.	
PAR00063	County of Riverside	550-bedroom, medium security private correctional facility.	Approved
PM27581	County of Riverside	Subdivide 34.75 ac into 43 industrial parcels with 0.5 ac minimum parcel size at east of Webster and north of Nuevo Road.	Approved
PP12994	County of Riverside	Planned industrial development for eight tilt-up buildings easterly of Palatium Circle, southerly of Martin Street.	Approved
PM25294	County of Riverside	Subdivide 10.87 ac into two parcels west of De Portola Road and north of Pauba Road.	Approved
TR33020	County of Riverside	Subdivide 5.0 gross ac into three 1 ac minimum lots and three 0.5 ac minimum lots. Location: north 10th Street, east Lakeview Avenue, south Mountain View Lane, and west Yucca Avenue.	Approved
PP14974	County of Riverside	The use hereby permitted is for the construction of a 15,000 sf building, a 1,440 sf modular office, and outside fabrication storage area on 2.28 ac of a 4.41 ac parcel. The proposed project is located at the south side of Cajalco Road and west of Patterson Avenue.	Approved
PP14187	County of Riverside	Fence company - sales and storage and sale of chain-link fencing products with a 6,000 sf office, 30,000 sf covered storage at Harvill Avenue and Placentia Avenue.	Approved
PM29716	County of Riverside	Subdivide 4.45 ac into four parcels. The minimum parcel size will be 0.76 ac. The proposed project is located at south Perry Street, north Rider Street, west Perris Boulevard, and east Clark Street.	Approved
PM33530	County of Riverside	Schedule E subdivision of 63.49 gross ac into 24 industrial parcels with a minimum lot size of 0.80 gross ac, and two treatment basins within Lots 4 and 24. The proposed project is located at northwest Nuevo Road, south Citrus Street, east Webster Street, and west I-215.	Approved
PP23193	County of Riverside	Construction of a 52 ft high T-Mobile wireless telecommunications facility disguised as a pine tree, or monopine (this height includes 5 ft of tree foliage). The monopine will have 12 antenna panels mounted onto 3 sectors, located at 47 ft high above grade. The project shall include 6 equipment cabinets and 1 GPS antenna within a 7 ft high wrought iron fence enclosure in a 581 sf lease area. Location: north Orange, south Water, east Murrieta, and west Evans.	Approved
TR33427	County of Riverside	Subdivide 93.66 ac into 291 single-family residential lots with 95 5,000 sf lots, 131 4,500 sf lots, 65 4,000 sf lots, 2 water quality basins, and 21 open space landscaping lots. The proposed project is located at north Nuevo Road, south Citrus Avenue, east Foothill Avenue, and west Antelope.	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
CUP03227	County of Riverside	Resins manufacturing facility includes office buildings, maintenance building, warehouse, truck maintenance, and control room, lab. The proposed project is located at south side of Oleander and east of I-215.	Approved
PP14485R1	County of Riverside	Plot Plan No. 14485R1 is an application to allow for Outdoor Heavy Equipment Auctions on the subject property for a maximum of 8 days per year. Auctions will be conducted between the hours of 8:00 a.m. and 6:00 p.m. The project included 32,670 ft of landscaping and 100 parking spaces. The proposed yard is located north of Old Oleander, south of Oleander, east of Harvill, and west of I-215.	Approved
PP21207	County of Riverside	Construction of eight industrial/warehouse buildings ranging in size from 15,096 sf to 85,420 sf. The development proposal includes a total building area of 311,412 sf (Floor Area Ratio of 0.38), 413 parking stalls, 22 of which are handicapped accessible, 8 loading areas which will accommodate 56 loading bays, 1 water detention basin, 11 offices totaling 36,000 sf, and 117,842 sf of landscaping (14.7 percent of site area). Currently there are eight structures on the project site to be removed. Location: north Water Street, south Placentia Street, east Tobacco Road, and west Harvill Avenue.	Approved
SP00246	County of Riverside	SP on 1,108.6 ac for 3,088 du on 671 ac, 49 ac of commercial/mixed use.	Approved
PP15189R2	County of Riverside	Installation of a 30 kW generic emergency backup generator within the Verizon Wireless existing unnamed telecommunications facility. Location: north Rider, south Cajalco, east Seaton, and west Harvill Avenue.	Approved
TR32064M1	County of Riverside	The land division of Tentative Tract 32064. The minor change will reduce the number of lots from 48 to 43 and provide a minimum lot size of 21,784 sf and one drainage lot to allow the construction of septic systems and remove the requirement for sewer facilities. Location: north Nuevo Road, south Corso Alto Avenue, east Corso Alto Avenue, and west Hansen Avenue.	Approved
PP21598	County of Riverside	Plot Plan No. 21598 is a proposal to install an unmanned wireless communications facility within a 306 sf lease area. The project includes a 50 ft cell tower disguised as a pine tree with 12 panel antennas, 2 GPS antennas, one 4 ft diameter parabolic antenna, and 4 equipment cabinets enclosed within an existing water facility. Location: southerly of Ramona Expressway and Walnut Avenue, northerly of Placentia Street, and westerly of Sherman Avenue, north Walnut Street, south Orange Avenue, east Ramona Expressway, and west El Nido Avenue.	Approved
CUP03477	County of Riverside	Construction of a 6,000 sf industrial/warehouse building, which will include 1,076 sf of office space and 4,924 sf of warehouse area, diesel fueling station, and car wash	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		area for the commercial vehicles, four 50-gallon drums for oil waste collection, 13,875 sf of landscaping comprising 18 percent of the site and 59 parking spaces: 35 standard vehicle spaces, 1 handicapped space, and 23 commercial vehicle spaces. Currently existing on the project site are two single-family homes, which shall remain and will be converted into office space. Location: north Cajalco Road, south Cajalco Expressway, east Seaton Avenue, and west Patterson.	
PP09997R1	County of Riverside	Add a 10,000 sf maintenance building to an existing pipe manufacturing facility. Location: westerly of I-215, southerly of Rider Road, and easterly of Harvill Avenue.	Approved
PP20711	County of Riverside	Manufacturing distribution facilities at north Placentia, south Walnut Street, east Harvill Avenue, and west Railroad.	Approved
PAR00965	County of Riverside	Proposed to build one two-story office building and four single-story light industrial buildings on 9.5 ac site at north Cajalco Road, south Cajalco Expressway, east Harvill Avenue, and west I-215.	Approved
PM30329	County of Riverside	To divide parcels into four lots at south 9th Street, north 10th Street, west Hansen Avenue, and east Lakeview Avenue.	Approved
PUP0404	County of Riverside		Approved
TR32165	County of Riverside	Divide 49.9 ac into 85 single-family residential lots at north Corso Alto Avenue, south Park Avenue, east Gibson Avenue, and west Magnolia Avenue.	Approved
PP21813	County of Riverside	13 office/warehouse/manufacturing buildings at north Placentia, south Rider, east of I-215, and west Patterson Avenue.	Approved
PUP00733	County of Riverside	Lakeview Jesus Center Christian School on 0.48 ac at the intersection of northeast Lakeview and 6th Street.	Approved
PUP00726	County of Riverside	Offices and day care center at the corner of Martin and Seaton.	Approved
PM29922	County of Riverside	Subdivide 19.09 ac into four parcels at south side of 13th and Gibson, north side of Apricot and 11th Streets.	Approved
RVP00089	County of Riverside	Agricultural research center and mini-farm south of 6th Street and south of Ramona Expressway.	Approved
PAR00790	County of Riverside	Boat and trailer storage at north Markham, south Oleander, east Beck, and west Harvill.	Approved
PP16922	County of Riverside	Cell site, 123.1 ft tower and five equipment cabinets at north Yucca Avenue, south Lakeview Avenue, east Magnolia Avenue, and west Orange Street.	Approved
PM33662	County of Riverside	Subdivide 3.25 ac parcel into three single-family residential lots.	Approved
PM30133	County of Riverside	Subdivide 10.9 ac parcel into three individual parcels at southwest corner of Harvill and Walnut.	Approved

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

<b>Name</b>	<b>Jurisdiction</b>	<b>Proposed Uses</b>	<b>Status</b>
PP20103R1	County of Riverside	Revision for storm drain lines jump stage I, II, and III at north Citrus, south Orange, east Webster, and west I-215.	Approved
TR27035	County of Riverside	Subdivide 10 ac into nine lots at the northeast corner of Truffant Drive and Brown Hawk Road, south of Contour Avenue.	Approved
TR25250	County of Riverside	Divide 69 ac into 96 lots at east of 6th Street, south of Montgomery Avenue.	Approved
PAR00816	County of Riverside	Subdivision of 2.38 ac into four 0.5 ac lots at north 10th Street, south Woldgram, east Lakeview Avenue, and west Yucca Avenue.	Approved
TR33177	County of Riverside	Subdivide 15 ac into twelve 1 ac parcels at south of Contour Avenue and east Maurice Street, west of Peters Lane.	Approved
PM31471	County of Riverside	Subdivide 4.4 ac into four lots north 10th Street, west Magnolia, south 9th Street, east Lakeview Avenue.	Approved
PM33510	County of Riverside	Subdivide 4.84 ac into four 1 ac lots at north Walnut Avenue, south Rider Street, east Evans Road, and east El Nido Avenue.	Board of Supervisors
TR33977	County of Riverside	Subdivide into 135 single-family residential at north Orange Avenue, south Walnut, east Dunlap, and west Foothill.	Approved
PP12474R2	County of Riverside	Various additions and landscape revising PP 12474 south of Ramona Expressway, north side of Lakeview.	Approved
TR30032	County of Riverside	Divide 4.89 ac into 9 single-family residential lots at south of 11th Street, north of 12th Street, north Terminus of Macarthur Drive.	Approved
TR32165M1	County of Riverside	Sewer to septic adjust lots from 20,000 sf to 21,780 at North Montgomery Avenue and south Gibson Avenue, east Poppy Lane, and west Hansen Avenue.	Approved
PAR00206	County of Riverside	Pre-application review General Plan Amendment.	Approved
CUP03468	County of Riverside	Proposed gas station, fast-food, carwash, store at north Harvill Avenue, south Messinia Lane, and west Cajalco Expressway.	Approved
PAR01161	County of Riverside	Parcel for two light industrial buildings at north Placentia Street, south Rider Street, east Patterson Avenue, and west Harvill Avenue.	Approved
PM27418	County of Riverside	Subdivide 1.68 parcels into three parcels with a 21,216 sf minimum parcel size north of 12th Street and east of Reservoir Avenue.	Approved
CUP02975	County of Riverside		Approved
TR23668	County of Riverside	Divide 10.31 ac into 15 lots south of Apricot and northwest of Gibson.	Approved
PAR00273	County of Riverside	Rehab Center.	Approved
TR30592M1	County of Riverside	Subdivision of 34 ac into 131 single-family residential lots at north Rider Street, south Walnut, and west Patterson.	Approved
PM34382	County of Riverside	Divide 4.90 ac into two lots for school at north Citrus Avenue, south Lemon Avenue,	Approved



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		east Dunlap Drive, and west Foothill Avenue.	
PM26836	County of Riverside	Subdivide 8.9 ac into 12 industrial parcels with a 0.45 ac minimum parcel size north of Orange Avenue and east of Tobacco Road.	Approved
PM32438	County of Riverside	Subdivide 942 ac into 28 lots at north Nuevo Road at Foothill Avenue.	Approved
TR32064	County of Riverside	Subdivide 31.4 ac into 48 single-family lots south of Corso Alto Avenue and west of Hansen Avenue.	Approved
TR33898	County of Riverside	Subdivide 12.5 ac into 21 single-family residential lots at north Montgomery Avenue, south Park Boulevard, east 11th Street and west Hansen Avenue.	Board of Supervisors
PP23170	County of Riverside	Development of 286,829 sf warehouse situated on 16.34 ac with 248 parking space. The proposed project also includes 149,887 sf of landscaping at north A Street, south Citrus Court, east Harvill Avenue, and west I-215.	Approved
TR33302	County of Riverside	Divide 16.7 ac into 54 single-family residential (7,200 sf) lots with 1 detention basin at north Subset Avenue, south Citrus Avenue, east Dunlap Drive, and west Foothill Avenue.	Approved
PM25668	County of Riverside	Divide 4.46 ac into four parcels north of 11th Street and west of Yucca Avenue.	Approved
PAR00412	County of Riverside	Plot plan for ammonia fertilizer plant at northeast corner of Harvill Avenue and Placentia Street.	Approved
PAR01222	County of Riverside	Subdivide 4.94 ac at north Money Lane, south Walnut Street, and west Patterson Avenue.	Approved
PM36127	County of Riverside	Subdivide parcel into two 1 ac lots at north Yucca Avenue, south Lakeview Avenue, east Hansen Avenue, and west 6th Street.	Approved
PP24098	County of Riverside	Construct new Salvation Army retail store, 39,000 sf, north Citrus, south Orange, east Harvill, and west I-215.	Approved
CUP03527	County of Riverside	8,000 sf warehouse/office/concrete mixing silo and store at north Martin Street, south Perry, east Seaton, and west Harvill Avenue.	Proposed
PAR00898	County of Riverside	Proposed private/residential commercial to be determined by Environmental Programs Department.	Proposed
PP21027	County of Riverside	Proposed 11 industrial buildings 500,000 sf total at north Ramona Expressway, south Old Oleander, east Decker, and west Beck.	Proposed
TR31189	County of Riverside	Subdivide property into eight lots at north 13th Street, south Apricot, east north Drive, and west 11th Street.	Proposed
PP18908	County of Riverside	Construct two tilt-up warehouse buildings and open space at northwest corner of Placentia and Harvill/west I-215.	Proposed

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

<b>Name</b>	<b>Jurisdiction</b>	<b>Proposed Uses</b>	<b>Status</b>
PM33690	County of Riverside	Subdivide 2.6 lots into four parcels at north 9th Street, south Lakeview Avenue, east Magnolia, and west Lakeview.	Proposed
TR36030	County of Riverside	North Central Avenue, south Nuevo Road, Menifee, and west Passage Road.	Proposed
PAR01172	County of Riverside	North Stagecoach/Myer Road/east Juniper Flats and west Robin Lane.	Proposed
PM34021	County of Riverside	Proposed 11 industrial lots at north Ramona Expressway, south Old Oleander, east Decker, and west Beck.	Proposed
TR33422	County of Riverside	Subdivide 9.74 ac into 36 single-family residential at north Lemon, south Orange, east Dunlap Drive, and west Foothill.	Proposed
PM35868	County of Riverside	Divide 11.29 ac into two parcels at north Nuevo Road, south Sunset Avenue, east Dunlap Drive, and west Foothill Avenue.	Proposed
PM36034	County of Riverside	Subdivide 100 ac into 16 lots at north Oleander, south Nandina Avenue, east Decker Road, and west Day Street.	Proposed
TR34384	County of Riverside	Subdivide 3.25 ac into 12 single-family residential at north Powell Road, south Lemon Avenue, east Grady Road, and west Foothill Avenue.	Proposed
TR34910	County of Riverside	Subdivide 18.8 ac into 28 residential lots at north Nuevo Road, south Ramona Expressway, east Hansen Avenue, and west Lakeview Avenue.	Proposed
SP00366	County of Riverside	636.9 ac MDR/MHDR/GARDEN COUTS/HDR-TRIPLEX/MIXED USE/SCHOOL/OS-R/OS-W/OS-CH/SEE. The proposed project is located at north Ramona Expressway, south San Jacinto, east Davis Road, and west Bridge Street.	Proposed
TR33339	County of Riverside	Divide 11.29 ac into 41 residential lots at north Nuevo Road, south Sunset Avenue, east Dunlap Drive, and west Foothill Avenue.	Proposed
PP23260	County of Riverside	Jack-in-the-Box restaurant with drive-through on a partial of the other lot at north Fern Avenue, south Reservoir Avenue, east Lakeview Avenue, and west Magnolia Avenue.	Proposed
TR33519	County of Riverside	Subdivide 9.63 ac into 33 single-family residential at north Sunset Avenue, south Citrus Avenue, west Foothill Avenue, and east Dunlap Drive.	Proposed
PP23532	County of Riverside	Gas station and mini-market and retail stores at north Nance Street, south Oleander Avenue, and west Harvill Avenue.	Proposed
CUP03600	County of Riverside	100 ac to be used for composting green waste; majority of property to remain as agriculture at north San Jacinto River, south Bridge Street, east Warner Road, and west Bettinger Avenue.	Proposed
TR33376	County of Riverside	104 sf lots/two basin on 64.73+/- ac at north 11th Street, south 10th Street, east Yucca Avenue, and west Lakeview Avenue.	Proposed

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
PUP00883	County of Riverside	Ranch facility for men with drug addiction at existing facility at north Placentia, south Rider, east Patterson Avenue, and west Harvill Avenue.	Proposed
PM34924	County of Riverside	Four existing parcels to subdivide into three parcels to build three separate industrial condos at north Placentia Street, south Walnut Street, east Patterson Avenue, and west Harvill Avenue.	Proposed
TR33521	County of Riverside	Subdivide 9.18 ac into 33 single-family residential at north Citrus, east Dunlap, and west Foothill.	Proposed
CUP03320R1	County of Riverside	Allow liquor sales use within existing gas station convenience store at south Cajalco, east I-215, and Harvill Avenue.	Proposed
PM33037	County of Riverside	Four parcels vesting at north Meadow Bloom, south Wolfskill Avenue, east 6th Street, and west 5th Street.	Proposed
TR33372	County of Riverside	Subdivide 58.4 ac into 94 residential lots.	Proposed
PAR00600	County of Riverside	San Jacinto River Project; both sides San Jacinto River from Ramona Expressway to west edge city of Perris.	Proposed
PM32428	County of Riverside	Subdivide 942 ac into 28 lots.	Proposed
TR32187	County of Riverside	Divide 12.5 ac into twenty 20,000 sf lots at east North Street, north 12th Street, west MacArthur Drive, and south Lakeview Avenue.	Proposed
PM35988	County of Riverside	Subdivide 4.94 ac into four 1 ac parcels at north Walnut Street, south Placentia Street, east Patterson Avenue, and west Vista Del Lago.	Proposed
PAR00696	County of Riverside	122-1 ac lots for single-family at north Walter Avenue, east Corso Alto Avenue, south Wolfskill Avenue, and west Pulsar VI.	Proposed
TR33727	County of Riverside	Subdivision 3.82 ac into 7 sf lots at north Nuevo Road, south 13th Street, east Lakeview Avenue, and west Electric Avenue.	Proposed
TR34383	County of Riverside	Subdivide 4.15 ac into 16 single-family residential lots at north Citrus Avenue, south Lemon Avenue, east Dunlap Drive, and west Foothill Avenue.	Proposed
PM33017	County of Riverside	Subdivide 2.03 ac to four .5 ac parcels at north 13th Street, south 12th Street, east North Drive, and west 11th Street.	Proposed
CUP03599	County of Riverside	Medical building and hotel at north Harvill Avenue, south of I-215, east Dree Circle, and west Cajalco Road.	Proposed
PM36031	County of Riverside	Commindus 6 lots in 242 ac at north Central Avenue, south Nuevo Road, east Menifee Road, and west Passage Road.	Proposed
PP16932R1	County of Riverside	Add recycling collection center at north Cajalco and west Harvill.	Proposed



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
PP24077	County of Riverside	New unmanned 70 ft monopine, four equipment at north Nuevo Road, south Sunset Avenue, east Dunlap, and west Foothill.	Proposed
PP24477	County of Riverside	Egg processing facility at north Water, south Brown, east 6th Street, and west 5th Street.	Proposed
PAR01282	County of Riverside	HANS02026-NDSCP Contractor's yard-CV0805684 N/O Orange Ave, W/side of Tobacco Road.	Proposed
PAR01283	County of Riverside	HANS for plot plan 24370 for Golden Era Production 2009 TG 780-F1, F2, G1, G2, G3, H2.	Proposed
March AFB Redevelopment Project	March Air JPA	Build out of the March JPA Planning Area will account for 21.5 million sf of commercial and industrial development. Redesignation of the March JPA General Plan Land Use Plan. Location: The March Air Reserve Base is along I-215, adjacent to the cities of Riverside, Perris, and Moreno Valley.	Approved
Perris Dam Project	State DWR	The DWR has identified potential seismic safety risks in a section of the foundation of Perris Dam. The repair plan is proposed for the Perris Dam, which includes upgrading the dam by replacing the foundation material and reinforcing it with a stability berm placed on top of the improved foundation.	Approved
<b>City of Perris</b>			
05-0217	City of Perris	Industrial; Recycling Facility.	N/A
06-0140	City of Perris	Industrial; 92,900 sf tilt-up industrial building on 4.6 ac.	N/A
06-0059	City of Perris	Commercial; 6,068 sf office building and parking areas for impounds, sales, and the public on 9.1 ac.	
04-0343	City of Perris	Industrial; 41,650 sf concrete tilt-up industrial building on 4.13 ac.	Declared
07-09-0018	City of Perris	Industrial; 173,000 sf tilt-up industrial building on 9.2 gross ac between Harley Knox Boulevard and Nance Street, approximately 250 yards east of Webster Avenue.	Proposed
06-0450	City of Perris	Industrial; asphalt batch plant on 4.09 ac along Harley Knox Boulevard and Indian Avenue.	Declared
03-0388	City of Perris	Industrial; subdivide six parcels into five lots for industrial park, five buildings, 494,218 sf on 24.36 ac.	Proposed
05-0113	City of Perris	Industrial; develop four warehouse distribution buildings, 67,000 to 742,000 sf (1,750,000 total) on 84 ac.	N/A
31868	City of Perris	Industrial; three industrial lots on 8.7 ac.	N/A
34716	City of Perris	To subdivide 41.75 ac into residential 318 single-family lots.	Proposed
05-0477	City of Perris	Industrial; 462,692 sf tilt-up distribution warehouse building on 22 ac.	N/A
32707	City of Perris	Residential; 137 single-family dwellings on 36.8 ac.	N/A

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

<b>Name</b>	<b>Jurisdiction</b>	<b>Proposed Uses</b>	<b>Status</b>
32708	City of Perris	Residential; 234 single-family dwellings on 61.5 ac.	N/A
05-0192	City of Perris	To construct a 697,578 sf industrial building at the northwest corner of Perris Boulevard and Perry Street.	Proposed
32249	City of Perris	Residential; 279 single-family residential on 63.5 ac.	
07-07-0029	City of Perris	Industrial; 1,608,322 sf industrial complex of five buildings on 93.2 ac. To construct a 1.6 million sf industrial complex on 92.3 gross ac bounded by Markham Street to the north, Ramona Expressway to the south, Brennan Avenue to the west, and the future Indian Avenue alignment to the east, subject to conditions of approval and the findings noted herein.	Approved
30780	City of Perris	Residential; 204 single-family lots on 57.8 ac.	Declared
04-0464	City of Perris	Industrial; 1,686,760 sf cross-dock facility on 80 ac.	Declared
32262	City of Perris	Residential; 335 single-family residential lots and 15 ac park on 72 ac.	Declared
06-0432	City of Perris	Industrial; 643,787 sf distribution center on 28 ac. To construct a 643,000 sf warehouse north of Rider Street between Johnson Avenue and Redlands Avenue.	Approved
06-0135	City of Perris	Industrial; 15,000 sf warehouse/industrial building on 1.51 ac.	
05-0493	City of Perris	Industrial; 1,907,079 sf of distribution warehousing in two buildings on 90 ac.	Approved
06-0417	City of Perris	Industrial; Rados Distribution Center. From A-1 Light Agricultural (Interim Designation) to Light Industrial for the Ridge Commerce Center II Project at the northeast corner of Rider Street and Indian Avenue.	Proposed
07-0119	City of Perris	Industrial; Perris Ridge Commerce Center II ("fully entitled and the owner is actively looking for developers to build approved Building 1") 1,191,080 sf distribution warehouse building on 61.63 ac. For the establishment of the 1.2 million sf Rados Distribution Center on 61.63 ac of land at the northeast corner of Webster Avenue and Rider Street.	Proposed
06-0332	City of Perris	Industrial; eight industrial buildings totaling 81,149 sf on 4.6 ac. To subdivide 4.57 ac of vacant land into eight industrial lots for the construction of eight industrial buildings totaling 81,149 sf located in the Light Industrial Zone, west of Webster Avenue, south of Morgan Avenue.	Proposed
36144	City of Perris	Industrial; four industrial lots and 4.68 ac. To subdivide a 4.68 ac lot into four industrial parcels located on the northeast corner of Ramona Expressway and Brennan Avenue.	Proposed
06-0135	City of Perris	Industrial; 5,000 sf warehouse/industrial building on 1.51 ac.	N/A

**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
05-0433	City of Perris	Industrial; mini storage facility on 10.11 gross ac. To change the zoning designation from Commercial Community to Business Park and construct a mini-storage facility on 10.11 gross ac of vacant land located on the southeast corner of Placentia Avenue and East Frontage Road.	Proposed
Harvest Landing Specific Plan	City of Perris	Residential/Commercial; 1,869 residential units, 2,192,157 sf business park, 111,078 sf commercial facilities, and 26 ac open space and recreation on 326 ac. Proposes development of a 341 ac master planned community ("Harvest Landing") including 1,860 new residential dwelling units on approximately 170 ac, 1.3 million sf of multiple business use on approximately 88 ac, and parks and recreation on approximately 44 ac. The project site is generally located south of Placentia and Orange Avenues, north of Nuevo Road, west of Perris Boulevard, and east of East Frontage Road and I-215.	Approved
05-0341	City of Perris	Commercial; Perris Marketplace, a 520,000 sf commercial project on 49.3 ac. 520,000 sf commercial project on approximately 49.3 ac of land on the west side of Perris Boulevard between Nuevo Road and Lemon Street.	Proposed
05-0058	City of Perris	Commercial; seven commercial buildings, including two fast-food restaurants with drive-through aisles, totaling 119,662 sf on 10.45 ac.	N/A
06-0228	City of Perris	Industrial; 11 light industrial tilt-up buildings totaling 149,738 sf on 9.1 ac. Minor adjustment 07-0049 to subdivide 9.15 ac into 11 industrial lots, construct 11 light industrial buildings totaling 149,738 sf, and allow a minor deviation in the total parking required by the Development Code located in the Light Industrial Zone on the northwest corner of Placentia Avenue and Redlands.	Proposed
32497	City of Perris	Residential; 80 single-family residential lots on 11.85 ac. To subdivide 12.15 gross ac into 131 residential lots for single-family detached units, including 3 lettered lots, located on the southwest corner of Orange Avenue and Medical Center Drive.	Proposed
33066	City of Perris	Residential; 49 residential lots on 18.2 ac. To subdivide 18.2 gross ac into 49 residential lots located on the northeast corner of Orange Avenue and Murrieta Road.	Proposed
30850	City of Perris	Residential; 496 residential lots on 158.2 ac. From R4 residential to R7 residential on approximately 158.2 ac of land between the Perris Valley Storm Drain and Evans Road, south of Orange Avenue, subdividing this land into 496 residential lots, and making findings in support thereof.	Proposed
32041	City of Perris	Residential; 189 and 122 residential lots on 55.03 and 44.03 ac, respectively. To subdivide roughly 194 ac of land into 642 residential parcels south of Orange	Proposed



**Table 3.1.A Proposed Land Uses in the MCP Study Area**

Name	Jurisdiction	Proposed Uses	Status
		Avenue, east of Evans Road, north of Sunset Avenue, and west of Dunlap Drive.	
Perris Boulevard Improvements	City of Perris	The City of Perris plans to widen Perris Boulevard from two to six lanes from Ramona Expressway to the Perris Valley Storm Drain.	Proposed
<b>City of San Jacinto</b>			
NA	City of San Jacinto	Shea Homes (under construction)	Approved
San Jacinto Levee project	City of San Jacinto	The levee improvements were added to a city Redevelopment Agency project list in 1993. The terminus of the project downstream from Sanderson would widen into a fan shape, where runoff would continue to Mystic Lake. <u>The environmental document for the levee project is anticipated to be available for public review late 2014.</u>	<u>Proposed</u>
NA	City of San Jacinto	San Jacinto Retail Center	Proposed
NA	City of San Jacinto	PM 31522 Warren Retail and Shopping Center	Proposed

Source: City of Perris (2011); City of San Jacinto (2008); County of Riverside (2010); and County of Riverside (2011); <http://www.rctlma.org/online/>.

ac = acres

AFB = Air Force Base

APN = Assessor's Parcel Number

BNSF = Burlington Northern Santa Fe

CEQA = California Environmental Quality Act

CUP = Conditional Use Permit

du = dwelling units

DWR = Department of Water Resources

ft = foot, feet

GP = general-purpose

GPS = global positioning system

HANS = Habitat Assessment and Negotiation Strategy

JPA = Joint Powers Authority

HOV = high- I-215 = Interstate 215 occupancy vehicle

km = kilometers

kW = kilowatts

MCP = Mid County Parkway

mi = miles

N/A = not available

RTP = Regional Transportation Plan

SANBAG = San Bernardino Associated Governments

sf = square feet, square foot

SP = Specific Plan

### ***Riverside County (Unincorporated Area)***

Much of the MCP study area is located within unincorporated portions of Riverside County. These areas are described from west to east below.

Unincorporated areas of the county are divided into Area Plans for planning purposes. Area Plans within the MCP study area are discussed below from west to east. Area Plans are components of the General Plan that address issues and development policies in greater detail than the parent document; each Area Plan is considered an element of the General Plan. The western portion of Riverside County contains the greatest concentration of population and has experienced rapid growth since the 1980s. A portion of this population is concentrated in the incorporated cities of Perris and San Jacinto.

#### ***Mead Valley Area Plan***

The MCP study area falls within the eastern portion of the jurisdictional boundaries of the Mead Valley Area Plan, particularly the city of Perris. This area plan recognizes the strategic importance of the Ramona/Cajalco interchange with Interstate 215 (I-215) to the future of western Riverside County. In the eastern portion of the Plan, generally between I-215 and Antelope Road in the city of Perris, there is a mixture of residential, industrial, commercial, vacant, and agricultural areas.

The San Jacinto Branch Line, also known as the Perris Valley Line, is a rail line owned by RCTC that runs west of and parallel to I-215. Land uses along the west side of I-215, south of Placentia Avenue, include a brickyard, a granary, several warehouses, a Salvation Army facility, and vacant properties.

#### ***Lakeview/Nuevo Area Plan***

The Lakeview/Nuevo Area Plan addresses a wide valley formed by the San Jacinto River. This valley contains agricultural land as well as much of the development within the planning area. The Bernasconi Hills create a border in the northwest, while the Lakeview Mountains form the eastern boundary of the planning area. The rural community of Juniper Flats is east of Nuevo, close to the Lakeview Mountains. The San Jacinto Wildlife Area is located at the foot of the Bernasconi Hills and forms the northern boundary of the planning area. The Colorado River Aqueduct runs underground east-to-west through the northern portion of the planning area.

At the intersection of Hansen Avenue/Davis Road and the Ramona Expressway, a liquor store and several other buildings are located on the southwest corner. Mobile homes are located southwest of the intersection. Four small homes are located

northeast of the intersection along Davis Road. A small community consisting of rural residential uses is located south of the Ramona Expressway and west of Hansen Avenue. Reservoir Avenue parallels Ramona Expressway to the south. The Lakeview Community Church and the Jesus Center Christian School are located on the corner of Magnolia Avenue and Reservoir Avenue.

### ***San Jacinto Valley Area Plan***

The San Jacinto Valley Area Plan is located within the eastern portion of the MCP study area, bordered by the Lakeview Mountains in the northwest, the Dawson Mountains in the southwest, and the San Jacinto Mountains along its northeastern flank (also a portion of the San Bernardino National Forest). The valley floor encompasses the cities of Hemet and San Jacinto and the East Hemet and Valle Vista areas. The portions of the San Jacinto Valley within the MCP study area are mostly agricultural (dairy) land.

### ***Reche Canyon/Badlands Area Plan***

The jurisdictional boundaries of the Reche Canyon/Badlands Area Plan fall within the northern portion of the MCP study area. The Reche Canyon/Badlands area encompasses Lake Perris and is bordered by the city of Riverside, the March Area Plan, and the San Jacinto Valley Area Plan. The portion of the Reche Canyon/Badlands Area Plan within the MCP study area is designated as mostly conservation and reserve lands.

### ***City of Perris***

The city of Perris marks the western limits of the MCP study area, including the portion along the I-215. Much of the area within Perris is currently being developed with both residential and nonresidential uses. Specific areas within Perris are described in more detail below.

The area to the east of I-215, along Placentia Avenue from Dunlap Drive and Placentia Avenue to just southwest of Rider Street along the Ramona Expressway, is mostly open space. Rural residential uses, an elementary school (Val Verde Elementary School), and large vacant properties are on the east side of I-215. Continuing east along Placentia Avenue from just west of Patterson Avenue to Dunlap Road, crossing the I-215, the area around Harvill Avenue is predominantly rural. There is open space to the northeast. Single-family residences on large parcels are located to the southeast of Placentia Avenue. To the northwest are single-family manufactured/mobile homes on large parcels. Continuing east along Placentia



Avenue, there is predominantly open space and agricultural land around Indian Avenue. At the intersection of Placentia Avenue and Perris Boulevard, there is predominantly agricultural land, except for a large industrial building at the southwest corner, and single-family residences located on the northeast corner. Between Perris Boulevard and Redlands Boulevard, there is an area of single-family residences on the south side of Placentia Avenue. Paragon Park and a city fire station are located between Spectacular Bid and Redlands Boulevard. Between Redlands Boulevard and Wilson Avenue, there are single-family residences on the south side of Placentia Avenue. Continuing east to Dunlap Road, there is mostly open land, with scattered single-family residences on large parcels.

### ***City of San Jacinto***

Agriculture and open space with dairies and scattered homes dominate the landscape along the Ramona Expressway from the San Jacinto River east to State Route 79 (SR-79). At the intersection of SR-79/Ramona Expressway, a gas station/convenience store is located on the southwest corner, while agricultural land makes up the northwest and northeast corners, and open space/agricultural land is on the southeast corner.

#### **3.1.1.2 Environmental Consequences**

##### ***Permanent Impacts***

##### ***Build Alternatives – Existing Land Uses***

As shown in Table 3.1.A, all the MCP Build Alternatives would impact existing residential, commercial (retail/office), industrial, transportation (existing roadways), agricultural, open space, habitat reserves, parklands, and undeveloped lands. As shown in the table, agriculture land uses are the most impacted category of land uses among all the MCP Build Alternatives, followed by vacant land, transportation, residential, and commercial uses.

Alternative 4 Modified and its Design Variations (DVs) would result in the highest impacts to existing land uses, whereas Alternative 9 Modified and its DVs would result in the lowest impacts to existing land uses. Specifically, Alternative 4 Modified SJRB DV would result in the highest impact to existing agriculture and public facilities land uses and the lowest impact to industrial land uses. Alternative 9 Modified and its DVs would result in the lowest impact to agricultural, commercial, public facilities, and transportation land uses and the highest impact to industrial land uses. Alternative 5 Modified and its DVs would result in the lowest impact to residential land uses among all the MCP Build Alternatives. Table 3.1.B includes information on the impacts of the preferred alternative (Alternative 9 Modified with

**Table 3.1.B Existing Land Use Impacts by Alternative in Acres**

Existing Land Use Description	Alternative 4 Modified Base Case (acres)	Alternative 4 Modified SJN DV (acres)	Alternative 4 Modified SJRB DV (acres)	Alternative 5 Modified Base Case (acres)	Alternative 5 Modified SJN DV (acres)	Alternative 5 Modified SJRB DV (acres)	Alternative 9 Modified Base Case (acres)	Alternative 9 Modified SJN DV (acres)	Alternative 9 Modified SJRB DV (acres)	<u>Preferred Alternative (Alternative 9 Modified with SJRB DV)</u>
Agriculture	901.1	877.8	902.3	846.7	823.4	847.9	789.7	766.4	790.9	<u>802.1</u>
Commercial	25.1	25.1	25.1	25.5	25.6	25.5	9.4	9.4	9.4	<u>9.4</u>
Industrial	5.8	4.9	5.8	15.1	14.1	15.1	25.8	24.8	25.8	<u>26.2</u>
Open Space and Recreation	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	<u>1.0</u>
Public Facilities	10.4	10.3	10.4	10.1	10.1	10.1	8.4	8.3	8.4	<u>8.9</u>
Residential	48.1	52.3	48.1	37.0	41.3	37.0	45.7	50.0	45.7	<u>46.2</u>
Transportation	152.1	152.1	152.1	154.1	154.1	154.1	149.8	149.8	149.8	<u>151.2</u>
Vacant Land	248.0	229.6	248.9	279.0	260.7	279.9	285.3	267.0	286.2	<u>264.7</u>
Other	5.5	8.9	5.5	13.5	16.8	13.5	17.4	20.8	17.4	<u>17.5</u>
<b>Grand Total</b>	<b>1,397.1</b>	<b>1,362.0</b>	<b>1,399.2</b>	<b>1,382.0</b>	<b>1,347.1</b>	<b>1,384.1</b>	<b>1,332.5</b>	<b>1,297.5</b>	<b>1,334.6</b>	<b><u>1,327.2</u></b>

Sources: *Community Impact Assessment* (January 2012) and LSA Associates, Inc. (2014).

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation

the SJRB DV), which reflects minor changes in impacts resulting from design refinements as described in Section 2.5.5, Preferred Alternative, in this Final EIR/EIS.

Figure 3.1.1 shows the existing land uses within the proposed right of way for the MCP Build Alternatives. With regard to overall land use compatibility, those segments of all MCP Build Alternatives that follow existing Ramona Expressway (i.e., between Antelope Road and SR-79) are generally compatible with the adjacent land uses because these areas have been planned to include future construction of either a Community and Environmental Transportation Acceptability Process (CETAP) corridor or a General Plan roadway as an expressway or urban arterial. In these areas, the MCP Build Alternatives would not divide existing communities because Ramona Expressway is an existing transportation facility (see Section 3.4 for discussion of community cohesion). In general, the MCP Build Alternatives in the Lakeview/Nuevo Area are compatible with the planned CETAP corridor in that area because they are located on the previously studied CETAP alignment that coincides with existing Ramona Expressway alignment. The City of San Jacinto General Plan includes the proposed MCP Build Alternatives (including the base case alignment and the SJN DV) in its Circulation Element (San Jacinto General Plan, Figure C-2, Roadway System); therefore, Build Alternatives 4 Modified, 5 Modified, and 9 Modified would be compatible with existing land uses in San Jacinto.

In areas where the MCP Build Alternatives do not follow the alignment of the original CETAP Corridor (i.e., Ramona Expressway), there would be land use compatibility impacts. In the city of Perris between I-215 and Antelope Road, MCP Build Alternatives 4 Modified, 5 Modified, and 9 Modified and their DVs traverse areas where there are a variety of existing residential, commercial, and industrial land uses; therefore, compatibility with existing land uses is low. In Perris, the MCP Build Alternatives do not follow the alignment of the original CETAP corridor and are located in areas where no roadway currently exists or is planned, or where the existing or planned roadways are two- to six-lane arterials (e.g., Placentia Avenue and Rider Street in the city of Perris), rather than the six-lane limited access freeway proposed for the MCP project.

#### ***Build Alternatives – General Plan Land Uses***

As shown in Table 3.1.C, all the MCP Build Alternatives would impact general plan residential, commercial, industrial, transportation, agricultural, open space and

**Table 3.1.C General Plan Land Use Impacts by Alternative in Acres**

Existing Land Use Description	Alternative 4 Modified Base Case (acres)	Alternative 4 Modified SJN DV (acres)	Alternative 4 Modified SJRB DV (acres)	Alternative 5 Modified Base Case (acres)	Alternative 5 Modified SJN DV (acres)	Alternative 5 Modified SJRB DV (acres)	Alternative 9 Modified Base Case (acres)	Alternative 9 Modified SJN DV (acres)	Alternative 9 Modified SJRB DV (acres)	<u>Preferred Alternative (Alternative 9 Modified with SJRB DV)</u>
Agriculture	198.20	251.41	198.20	198.20	251.41	198.20	198.20	251.41	198.20	<u>196.64</u>
Commercial	278.38	256.21	278.38	215.18	193.01	215.18	244.24	222.07	244.24	<u>245.74</u>
Transportation	2.42	2.42	2.42	2.39	2.39	2.39	3.65	3.65	3.65	<u>3.65</u>
Industrial	187.91	128.69	187.91	238.89	179.67	238.89	180.43	121.21	180.43	<u>184.49</u>
Residential	264.23	293.92	266.35	245.80	275.48	247.92	254.10	283.79	256.22	<u>259.18</u>
Open Space Recreation	25.54	21.19	25.54	25.54	21.19	25.54	25.54	21.19	25.54	<u>17.31</u>
Other	8.16	6.81	8.16	8.16	6.81	8.16	8.16	6.81	8.16	<u>8.15</u>
Public Facilities	24.08	13.20	24.08	29.25	18.38	29.25	21.97	11.10	21.97	<u>21.8</u>
<b>Grand Total</b>	<b>988.93</b>	<b>973.86</b>	<b>991.05</b>	<b>963.41</b>	<b>948.34</b>	<b>965.53</b>	<b>936.30</b>	<b>921.22</b>	<b>938.42</b>	<b><u>936.96</u></b>

Sources: *Community Impact Assessment* (January 2012) and LSA Associates, Inc. (2014).

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation



recreation lands, and public facility lands. Alternative 4 Modified and its DVs would result in the highest impacts to general plan land uses, whereas Alternative 9 Modified and its DVs would result in the lowest impacts to general plan land uses. Figure 3.1.2 shows the general plan land uses within the proposed right of way for the MCP Build Alternatives. Table 3.1.B includes information on the impacts of the preferred alternative (Alternative 9 Modified with the SJRB DV), which reflects minor changes in impacts resulting from design refinements as described in Section 2.5.5, Preferred Alternative, in this Final EIR/EIS.

#### ***Build Alternatives – March Air Reserve Base Influence Area***

The *Air Installation Compatible Use Zone Study for March Air Reserve Base* (2005) is the airport land use plan for the March Air Reserve Base. The west part of the MCP project, from I-215 to approximately Antelope Road, is within the March Air Reserve Base Influence Area. In the city of Perris, each MCP Build Alternative is aligned perpendicularly through Influence Zones B1, B2, C1, C2, D, and E. Near I-215, the MCP Build Alternatives are aligned perpendicularly through Zones B1, B2, C1, C2, D, and E.

As required by the *Air Installation Compatible Use Zone Study for March Air Reserve Base*, objects taller than 35 ft are subject to airspace review for Zones B1 and B2, and objects taller than 70 ft are subject to airspace review in Zones C1, C2, D, and E. The light standards for the MCP facilities will not exceed 35 ft in height. The proposed interchanges within Influence Zones B1 and B2 (Perris Boulevard interchange for Alternatives 4 Modified and 5 Modified, and the Redlands interchange for Alternative 9 Modified) are also under 35 ft in height. However, the MCP/I-215 interchange in the city of Perris will be between 75 ft and 100 ft high and is within Zone C2 for all the MCP Build Alternatives. Therefore, that interchange would be subject to airspace review during final design to ensure the MCP project does not introduce new hazards to the operation of the March Joint Powers Authority Airport.

#### ***No Build Alternative***

Under the MCP No Build Alternatives, the permanent impacts discussed above for the MCP Build Alternatives would not occur.

Under Alternative 1A, the planned street network would be constructed with the exception of improvements to Ramona Expressway. Not improving the Ramona Expressway would be inconsistent with the County and City General Plans.

Under Alternative 1B, the planned street network would be developed according to the Circulation Element of the Riverside County General Plan; therefore, this alternative is considered to be consistent with the County and City General Plans.

### ***Temporary Impacts***

#### ***Build Alternatives***

Construction would temporarily affect nearby land uses. Temporary construction impacts would include disruption of local traffic patterns and vehicular and pedestrian access to residences and businesses; increased traffic congestion; and increased noise, vibration, and dust. Loss of access could cause some businesses to close or relocate during a prolonged construction period. Temporary construction impacts to traffic patterns and residential/business access will be minimized by implementation of the Traffic Management Plan, as discussed in Measure TR-1 in Section 3.6, Traffic and Transportation/Pedestrian and Bicycle Facilities. The temporary increase in dust and air pollution emissions would be minimized by compliance with the air quality avoidance, minimization, and mitigation measures discussed in Section 3.14, Air Quality. The temporary increase in construction noise would be minimized by compliance with local noise ordinances as discussed in Section 3.15, Noise. Temporary impacts to farmlands would be minimized by compliance with avoidance, minimization, and mitigation measures specified in Section 3.3, Farmlands.

#### ***No Build Alternatives***

The No Build Alternatives would not result in temporary land use impacts from construction of the MCP project, but there would be temporary impacts resulting from construction of other planned transportation improvements in the MCP study area, such as widening of the Ramona Expressway according to the Circulation Element of the Riverside County General Plan and routine road maintenance activities. These transportation improvements would result in temporary impacts to the existing land uses, local residents, and employees, but the impacts would be less than under the MCP Build Alternatives.

#### **3.1.1.3 Avoidance, Minimization, and/or Mitigation Measures**

The following measures would reduce impacts to land use compatibility during construction; however, they would not completely eliminate the impacts.

In addition, as part of the Traffic Management Plan specified in Measure TR-1 in Section 3.6, a plan to maintain business access will also be provided. Specific avoidance, minimization, and/or mitigation measures that address impacts to open

space are also provided in Section 3.17, Natural Communities. Measures related to farmland impacts are listed in Section 3.3, Farmlands. Construction-related impacts to existing land uses will also be minimized by compliance with avoidance, minimization, and mitigation measures in Section 3.14, Air Quality, and Section 3.15, Noise.

- LU-1 Pedestrian Access During Construction.** During site preparation, disturbance, grading, and construction, the Riverside County Transportation Commission (RCTC) Resident Engineer will require the Construction Contractor to maintain pedestrian access to adjacent land uses in the construction area throughout the construction period. If existing access points are disrupted, alternative access will be provided. Appropriate signage and temporary sidewalks will be provided by the Construction Contractor, as needed, throughout the construction phase of the project, and the Construction Contractor shall provide and maintain appropriate signage to direct both pedestrian and vehicular traffic to businesses via alternate routes. Disabled access, consistent with the requirements of the Americans with Disabilities Act, will also be maintained during construction by the Construction Contractor.
- LU-2 Pedestrian Access during Project Operation.** During final design, the RCTC Project Engineer will ensure that pedestrian access across the Mid County Parkway (MCP) facilities is included in the permanent project features and that those features are designed consistent with applicable California Department of Transportation (Caltrans) and/or local jurisdiction standards.
- LU-3 Public Information Field Office.** Prior to and during site preparation, disturbance, grading, and construction, the RCTC Project Manager will establish one or more public information field office(s) near the construction site(s). The field office(s) will serve the following purposes:
- Provide the community and businesses with a physical location where information pertaining to construction can be obtained in both English and Spanish

- Enable RCTC staff to facilitate communication between RCTC staff and the Construction Contractor with residents and business operators
- Notify property owners, residents, and businesses of major construction activities (e.g., utility relocation/disruption, rerouting of delivery trucks) at least 14 days prior to the disruption
- Respond to phone inquiries
- Coordinate business outreach programs

**LU-4 March Joint Powers Authority Airspace Review.** During final design, the RCTC Project Engineer will request the March Joint Powers Authority to conduct an airspace review of the MCP project to ensure that the MCP project does not introduce new hazards to the operations at the March Joint Powers Authority Airport.

### **3.1.2 Consistency with State, Regional, and Local Plans**

#### **3.1.2.1 Affected Environment**

The SCAG Regional Comprehensive Plan (RCP) and Regional Transportation Plan (RTP), the General Plans of the affected communities (County of Riverside and Cities of Perris and San Jacinto) and the Western Riverside County MSHCP, were reviewed to identify the regional planning goals, land use-related goals, and specific policies of the local jurisdictions that should be considered in evaluating the MCP project.

#### ***SCAG Regional Comprehensive Plan–Land Use (2008)***

The RCP provides a vision in which resource conservation, economic vitality, and quality of life can be balanced in southern California. It serves as a blueprint to approach growth and infrastructure challenges in an integrated and comprehensive way.

##### ***Policies***

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Protecting important open space, environmentally sensitive areas, and agricultural lands from development.

#### ***SCAG Regional Transportation Plan (2012)***

The RTP identifies the transportation vision for the region through 2035 and provides a long-term investment framework for addressing the region's transportation and



related challenges. The plan is a balanced approach that focuses future investments on the best-performing projects and strategies that seek to preserve, maintain, and optimize the performance of the existing system.

### *Goals*

- Align the plan investments and policies with improving regional economic development and competitiveness.
- Maximize mobility and accessibility for all people and goods in the region.
- Ensure travel safety and reliability for all people and goods in the region.
- Preserve and ensure a sustainable regional transportation system.
- Maximize the productivity of our transportation system.
- Protect the environment and health for our residents by improving air quality and encouraging active transportation (nonmotorized transportation, such as bicycling and walking).
- Actively encourage and create inventiveness for energy deficiencies, where possible.
- Encourage land use and growth patterns that facilitate transit and nonmotorized transportation.
- Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.

### *Policies*

- Transportation investments shall be based on SCAG's adopted Regional Performance Indicators.
- Ensuring safety, adequate maintenance, and efficiency of operations on the existing multimodal transportation system should be the highest RTP/Sustainable Communities Strategy (SCS) priorities for any incremental funding in the region.
- RTP/SCS land use and growth strategies in the RTP/SCS will respect local input and advance smart growth.
- Transportation demand management (TDM) and nonmotorized transportation will be focus areas, subject to Policy 1.
- High-occupancy vehicle (HOV) gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy 1.
- Monitoring progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies, will be an important and integral component of the Plan.

### ***Riverside County General Plan***

Adopted in 2008, the Riverside County General Plan sets the direction for Riverside County's land use and development, as well as the development of its economic base, the framework of its transportation system, and the preservation of the natural and cultural resources it contains. Within the General Plan, the Circulation Element identifies the existing transportation system and designates future road improvements and extensions. The MCP project has been included in the Circulation Element from its early stages as the Cajalco Ramona Corridor. The Circulation Element identifies the Cajalco Ramona Corridor as a CETAP corridor along an alignment that starts in the east at SR-79 and follows existing Ramona Expressway within the MCP study area and then along Cajalco Road before terminating at I-15 on the west outside the MCP study area (see Figure C-1, Riverside County Circulation Plan). The CETAP corridors identified in the Circulation Element, including the Cajalco Ramona Corridor, are intended to be major transportation facilities to support mobility and economic development in western Riverside County. The preliminary alignments identified include a 300 ft width for right of way and Figure C-5, Conceptual CETAP Transportation Corridor Cross-Section, and include a proposed six-to-eight-lane cross section for the CETAP corridors. Therefore, Alternative 4 Modified would not divide existing communities as discussed further in Section 3.4.

#### ***Circulation Element Policies***

- C 1.1** Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan.
- C 1.2** Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-and-ride facilities, and pedestrian facilities.
- C 1.3** Support the development of transit connections that link the community centers located throughout the county and as identified in the Land Use Element and in the individual area plans.
- C 1.4** Utilize existing infrastructure and utilities to the maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.

- C 1.5** Evaluate the planned circulation system as needed to enhance the arterial highway network.
- C 1.6** Cooperate with local, regional, state, and federal agencies to establish an efficient circulation system.
- C 21.1** Encourage the installation and use of high-occupancy vehicle (HOV) lanes. Such lanes should be continuous, linking major population centers with employment centers. If HOV lanes are used, consider making them available for mixed flow traffic during non-peak periods where warranted and feasible.
- C 21.4** Give priority to Transportation Systems Management strategies to improve level of service, particularly in areas that are fully developed.

#### *Land Use Element Policies*

- LU 1.5** The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with Cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions.
- LU 12.6** Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.
- LU 16.2** Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses.
- LU 16.4** Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

#### *Air Quality Element Policies*

- AQ 14.4** Preserve transportation corridors with the potential of high demand or of regional significance for future expansion to meet project demand.

#### ***Riverside County General Plan Area Plans***

Recognizing the unique character of Riverside County's different communities, Area Plans were developed as part of the Riverside County General Plan to guide

development in specific locations. Area Plans are components of the General Plan that address issues and development policies in greater detail than the parent document. Each Area Plan is considered an element of the General Plan. Area Plans serve as a guide for land use, zoning, transportation improvements, open space, and other capital improvements while preserving the uniqueness of the surrounding communities. The Area Plans within the MCP study area include Mead Valley, Lakeview/Nuevo, Reche Canyon/Badlands, and San Jacinto Valley. The following policy relevant to the MCP project is common to the Lakeview/Nuevo and Mead Valley Area Plans:

- Design and develop the vehicular roadway system in accordance with the Functional Classifications and Standards section in the General Plan Circulation Element.

In addition, the Reche Canyon/Badlands Area Plan includes the following policy:

**RCBAP 2.1** Ensure the provision and/or preservation of equestrian trails and related facilities in the Reche Canyon/Badlands area.

The San Jacinto Valley Area Plan includes the following policy:

**SJVAP 3.6** Require the placement and design of roadways to be compatible with the natural character of the River corridor.

### ***City of Perris General Plan***

The General Plan of the City of Perris guides future development plans and gives direction on strategies for future growth. The General Plan is a 30-year guide for local government decisions on growth, capital investment, and physical development in the city. The City of Perris updated six of the seven mandatory General Plan Elements from 2005-2008 (Land Use, Circulation, Conservation, Noise, Open Space, and Safety). The City of Perris is undergoing an update to the Trails Master Plan.

However, the document has not been finalized to date; therefore, this EIR/EIS is based on approved information provided by the City of Perris including the General Plan and the Perris Valley Commerce Center Specific Plan (2012).



### *Circulation Element*

#### *Goal I*

A comprehensive transportation system that will serve projected future travel demand, minimize congestion, achieve the shortest feasible travel times and distances, and address future growth and development in the city.

#### *Policies*

- I.A** Design and develop the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the designated Transportation System.
- I.C** Cooperate with local, regional, State, and federal agencies to establish an efficient multimodal circulation system.

#### *Goal II*

A well-planned, designed, constructed and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.

#### *Policies*

- II.A** Level of service (LOS) “D” along all City-maintained roads (including intersections) and LOS “D” along I-215 and State Route 74 (SR-74) (including intersections with local streets and roads). An exception to the local road standard is LOS “E”, at intersections of any arterials and expressways with SR-74, the Ramona-Cajalco Expressway or at I-215 freeway ramps.
- II.B** Maintain the existing transportation network while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.

#### *Goal VII*

A transportation system that maintains a high level of environmental quality.

#### *Policies*

- VII.A** Implement the Transportation System in a manner consistent with federal, State, and local environmental quality standards and regulations.

### ***Goal VIII***

Enhanced traffic flow, reduced travel delay, reduced reliance on single-occupant vehicles, and improved safety along the City and State roadway system.

### ***City of San Jacinto General Plan***

The City of San Jacinto General Plan is the primary long-range planning document that guides growth and development within San Jacinto. The General Plan establishes the community's vision for the future and includes goals, policies, and programs to achieve that vision. San Jacinto is primarily a residential community and will continue to have a substantial portion of its land devoted to housing.

### ***Land Use Element***

#### ***Goal 4***

Promote high quality development that ensures compatibility with surrounding land uses and major transportation corridors.

#### ***Policies***

- 4.3** Maximize commercial, retail, and employment opportunities along the city's major corridors and intersections, including the SR-79, the Ramona Expressway, Sanderson, and Cottonwood.

### ***Circulation Element***

The Circulation Element identifies the existing and proposed roadway system within the city, including both the base case and the SJN DV for the MCP project through the City of San Jacinto (see Figure C-2 in the City's General Plan Circulation Element).

#### ***Goal C-1***

Provide a circulation system that meets the needs of existing and future land uses.

#### ***Policies***

- 1.3** Coordinate with other major transportation improvement programs and agencies such as Caltrans and the Riverside County Transportation Commission (RCTC) to implement roadway improvements that promote the safe and efficient flow of traffic through San Jacinto.

#### ***Goal C-2***

Achieve a circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

### *Policies*

- 2.1** Coordinate planning and construction of local circulation improvements, public transit systems and regional highway facilities with adjacent jurisdictions and regional transportation agencies.
- 2.5** Work with regional and State transportation agencies to ensure that the construction of regional roadways minimally disrupts access to existing business and employment centers.
- 2.6** Acquire adequate right of way prior to development occurring to allow for the ultimate alignment of the future regional roadways and interchanges identified in the Circulation Plan.

### *Goal C-4*

To reduce expenditure, improve design, and minimize traffic disruption, work with RCTC, Caltrans, South Coast Air Quality Management District (SCAQMD) and other regional agencies to coordinate local street improvements with major transportation system improvement projects such as improvements to SR-79. The City will also continue to participate in proposed roadway modifications (including SR-79) and revise the General Plan circulation system as necessary, to reflect changes in response to these modifications. In addition, the impacts of discretionary development projects and major transportation projects will be monitored, and mitigation may be required.

### ***Reserves and Habitat Conservation Plans***

There is one reserve (the San Jacinto Wildlife Area) and two Habitat Conservation Plans (HCPs) in the MCP study area (the Western Riverside County MSHCP and the Stephen's Kangaroo Rat Reserve HCP). HCPs as prepared under Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA), are the primary planning and regulatory tools that guide the preservation of natural biological communities. While HCPs are not prepared under CESA, the State process of issuing an incidental take permit under CESA complements the federal HCP process and usually includes the same or similar species, depending on their status. A detailed description and discussion on the MCP project impacts on the San Jacinto Wildlife Area and its consistency with the HCPs is provided in Section 3.17, Natural Communities.

#### **3.1.2.2 Environmental Consequences**

There are no temporary impacts related to consistency with State, regional, and local plans. Therefore, this section discusses only permanent impacts.

### ***Build Alternatives***

#### ***SCAG Regional Comprehensive Plan***

Implementation of the MCP project would be consistent with and help further the goals of the RCP as follows:

- The MCP project would focus growth around existing and emerging centers and along transportation corridors.
- Environmentally sensitive areas, open space, and agricultural resources are impacted to some degree by each MCP Build Alternative; however, each MCP Build Alternative has been developed with the intent to achieve maximum avoidance of resources first, then consider implementation of minimization and mitigation measures.
- The MCP Build Alternatives affect open space and agricultural areas and, therefore, the project Build Alternatives would not be compatible with this regional RCP policy.

#### ***SCAG Regional Transportation Plan***

Implementation of the MCP project would be consistent with the RTP because the MCP project is currently included in Amendment No. 1 to the 2012 RTP adopted on June 6, 2013 and listed as the Mid County Parkway (RIV031218) as follows:

“IN WESTERN RIV CO – NEW MID CO PKWY: CONS 6 THRU LN (3 LNS IN EA DIR) APPROX 16-MI BTWN I-215 IN PERRIS EAST TO SR-79 IN SAN JACINTO, INC CONS/RECONS OF APPROX 10 ICS, ADD OF AUX LN REDLANDS – EVANS AND EB AUXILIARY LN EVANS – ANTELOPE. I-215 IMP: ADD 1 MF LN IN EA DIR NUEVO RD – VAN BUREN BLVD, & ONE AUX LN IN EA DIR MID CO PKWY – CAJALCO/RAMONA EXP AND FROM MID CO PKWY – NUEVO.”

#### ***City and County General Plans***

With regard to overall General Plan consistency, adoption of any MCP Build Alternative would result in land use inconsistencies and would require the County of Riverside and the Cities of Perris and San Jacinto to amend their General Plan Land Use and Circulation Elements to reflect the final MCP alignment, interchange locations, and elimination of any land uses that may need to be acquired for the project. A discussion of the consistency of each alternative with the three General Plans is provided below.

### *Alternative 4 Modified and Design Variations*

#### *Riverside County*

As discussed in Section 3.1.2.1, the Cajalco Ramona Corridor is identified in the Circulation Element as being along existing Ramona Expressway through the MCP study area. Within the unincorporated areas of the MCP study area (Antelope Road east to Warren Road), the MCP Alternative 4 Modified generally follows this alignment and would, therefore, be compatible with the County's General Plan.

Alternative 4 Modified and its DVs generally comply with relevant General Plan policies and goals, as discussed in Section 3.1.2.1. However, as shown in Table 3.1.A, Alternative 4 Modified and its DVs would directly impact 877 to 902 acres (ac) of existing agricultural lands (depending on the DV), most of which are in unincorporated county area. Although many of these existing agricultural lands are designated for future land use development in the Riverside County General Plan, any impacts to agricultural land uses would be inconsistent with Land Use Policies LU 16.2 and 16.4, which encourage conservation of agricultural lands.

#### *City of Perris*

Alternative 4 Modified and its DVs are generally consistent with the goals and policies of the City's General Plan, as discussed in Section 3.1.2.1, which promotes provision of a transportation system to support planned land use within the city. However, because Alternative 4 Modified and its DVs do not follow the original CETAP corridor alignment along existing Ramona Expressway, Alternative 4 Modified is inconsistent with the designated roadways and land uses (residential, commercial, and industrial) shown in the General Plan. The City of Perris Circulation Element Exhibit CE-4, City of Perris Existing Roadway Network, only shows the area along Ramona Expressway as being within a corridor study area, and the MCP project has not been identified as a future roadway in the Circulation Element. Therefore, the City of Perris would need to amend its General Plan and Circulation Element to reflect the final MCP alignment, interchange locations, and modification of land use designations for property that will be acquired for the project; see Measure LU-5.



### *City of San Jacinto*

Alternative 4 Modified and its DVs are generally consistent with the goals and policies of the City's General Plan, as listed in Section 3.1.2.1, which promotes providing a circulation system that meets the needs of existing and future land uses. As discussed above, the roadway system depicted on Figure C-2 in the City's General Plan Circulation Element shows both the MCP base case alignment and the SJN DV; therefore, the MCP project is consistent with the City's General Plan.

### *Alternative 5 Modified and Design Variations*

#### *Riverside County*

Similar to Alternative 4 Modified, within unincorporated portions of Riverside County, Alternative 5 Modified generally follows existing Ramona Expressway and is, therefore, consistent with the CETAP designation by the Riverside County General Plan discussed previously in Section 3.1.2.1, and Alternative 5 Modified would not divide existing communities as discussed further in Section 3.4.

Alternative 5 Modified and its DVs would result in impacts from 823 to 847 ac of existing agriculture land uses in Riverside County. This impact would be inconsistent with Land Use Policies LU 16.2 and 16.4, which encourage conservation of agricultural lands.

#### *City of Perris*

Although Alternative 5 Modified follows a different alignment through Perris than Alternative 4 Modified, it is also still inconsistent with the City's General Plan, as it follows an alignment along Rider Street, and the City would need to amend its General Plan and Circulation Element to reflect the final MCP alignment, interchange locations, and modification of land use designations for property that will be acquired for the project; see Measure LU-5.

### *City of San Jacinto*

Alternative 5 Modified, similar to Alternative 4 Modified, is generally consistent with the goals and policies of the San Jacinto General Plan, and the MCP base case and SJN DV alignments are reflected in the City General Plan.

### *Alternative 9 Modified and Design Variations*

#### *Riverside County*

Similar to Alternatives 4 Modified and 5 Modified, within unincorporated portions of Riverside County, Alternative 9 Modified generally follows existing Ramona Expressway and is, therefore, consistent with the CETAP designation by the Riverside County General Plan discussed previously in Section 3.1.2.1. Alternative 9 Modified would not divide existing communities as discussed further in Section 3.4.

Alternative 9 Modified and its DVs would result in impacts to 766 to 790 ac of agricultural lands in Riverside County and, thus, would be inconsistent with the General Plan requirements to protect agricultural lands.

#### *City of Perris*

Alternative 9 Modified follows a different alignment through Perris than Alternatives 4 Modified and 5 Modified, but is also inconsistent with the City's General Plan, as it follows an alignment along Placentia Avenue, and the City would need to amend its General Plan and Circulation Element to reflect the final MCP alignment, interchange locations, and modification of land use designations for property that will be acquired for the project; see Measure LU-5.

#### *City of San Jacinto*

Alternative 9 Modified, similar to Alternatives 4 Modified and 5 Modified, is generally consistent with the goals and policies of the San Jacinto General Plan, and the MCP base case and SJN DV alignments are reflected in the City General Plan.

### *Reserves and Habitat Conservation Plans*

As summarized below, the MCP Build Alternatives would impact two HCPs. A detailed discussion of the impacts to specific reserves and HCPs is provided in Section 3.17, Natural Communities.

#### *Western Riverside County MSHCP*

The MSHCP enables the United States Fish and Wildlife Service (USFWS) and the CDFG to authorize the "take" of federal- and/or State-listed species identified in the MSHCP and found during surveys within the boundaries of the MSHCP Plan Area. All MCP Build Alternatives would impact parts of the MSHCP Criteria Area. Specific discussion of MSHCP Cores and Linkages impacted is

provided in Section 3.17, Natural Communities. After Alternative 9 Modified with the San Jacinto River Bridge was identified as the Preferred Alternative, a consistency determination including a Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared to demonstrate the MCP project's consistency with the MSHCP. Refer to Appendix T, Mid County Parkway MSHCP Consistency Determination including Determination of Biologically Equivalent and Superior Preservation Analysis, in this Final EIR/EIS for that documentation.

Mitigation for the impacts of the MCP Build Alternatives to the MSHCP will be achieved through compliance with provisions of the MSHCP in addition to the mitigation commitments in the MSHCP Consistency Determination including Determination of Biologically Equivalent and Superior Preservation Analysis in Appendix T. The MSHCP was conceived and developed and is being implemented specifically to address the direct, indirect, cumulative, and growth-related effects on species and habitats in western Riverside County resulting from activities covered by the MSHCP, including the MCP project. Because the modified MCP project would be consistent with the MSHCP, no mitigation other than that proposed in Section 3.17 is required.

#### *Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County*

There is one reserve established through implementation of the HCP for the Stephens' kangaroo rat in the vicinity of the MCP project. The San Jacinto-Lake Perris Reserve is generally north of, and adjacent to, the MCP project; however, all Build Alternatives completely avoid direct impacts to this reserve land.

#### **No Build Alternative**

Planned improvements in the regional and local circulation system other than the MCP project are accounted for in the adopted Riverside County General Plan and other adopted General Plans and policies, and would not impact any adopted State, regional, or local plans and policies.

Under Alternative 1A, the planned street network would be constructed with the exception of improvements to Ramona Expressway. Not improving Ramona Expressway would be inconsistent with the County and City General Plans.

Under Alternative 1B, the planned street network would be developed according to the Circulation Element of the Riverside County General Plan; therefore, this alternative is considered to be consistent with the County and City General Plans.

### **3.1.2.3 Avoidance, Minimization, and/or Mitigation Measures**

With implementation of Mitigation Measure LU-5, no residual impact would result relative to plan consistency. While LU-5 is not enforceable by RCTC, it is expected that these amendments will be approved because of RCTC's ongoing coordination with the County and Cities.

**LU-5 General Plan Consistency.** Following selection of a Preferred Alternative and approval of the MCP project for implementation, the RCTC Project Manager will request that the County of Riverside and the City of Perris amend their respective General Plans to reflect the final MCP alignment, interchange locations, and modification of land use designations for property that will be acquired for the project.

## **3.1.3 Parks and Recreational Facilities**

### **3.1.3.1 Affected Environment**

Parks and recreational facilities that meet the definition of Section 4(f) properties are described in detail in the *Final Section 4(f) Evaluation (2014)* provided in Appendix B. Recreation resources that are not Section 4(f) properties are also discussed in the *Final Section 4(f) Evaluation*. The Section 4(f) properties and the recreation resources are shown on Figures 3.1.3 through 3.1.5. The locations of the Section 4(f) historic sites are not shown on the figures in order to protect those sites from unauthorized artifact collecting or vandalism.

The parks and recreation resources in the MCP study area are:

- Paragon Park;
- Play and sports fields at Val Verde High School, Val Verde Elementary School, Triple Crown Elementary School, May Ranch Elementary School, Southwest High School, Avalon Elementary School, Lakeside Middle School, Sierra Vista Elementary School, Nuview Elementary School, Mountain Shadows Middle School, Valley View Elementary School, and Nuview Bridge Early College High School;
- Morgan Park;
- Frank Eaton Memorial Park;
- May Ranch Park;

**This page intentionally left blank**





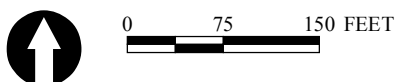
# LEGEND

- ▮ Alternative 5 Modified Limits of Proposed Improvements
- ▮ Grading Limits: Cut
- ▮ Grading Limits: Fill
- - - Temporary Construction Easement (0.011 ac)

- ▮ Retaining Wall
- ▮ Centerlines, Ramps, and Lanes

FIGURE 3.1.3

SOURCE: Jacobs Engineering (02/2011); Eagle Aerial (3/2010); Epic Land Solutions (4/2011)



## Liberty Park - Alternative 5 Modified

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)





**This page intentionally left blank**

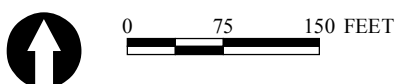


# LEGEND

- Alternative 9 Modified Limits of Proposed Improvements
- Grading Limits: Cut
- Grading Limits: Fill
- Temporary Construction Easement (0.097 ac)
- Retaining Wall
- Centerlines, Ramps, and Lanes

FIGURE 3.1.4

SOURCE: Jacobs Engineering (02/2011); Eagle Aerial (3/2010); Epic Land Solutions (4/2011)



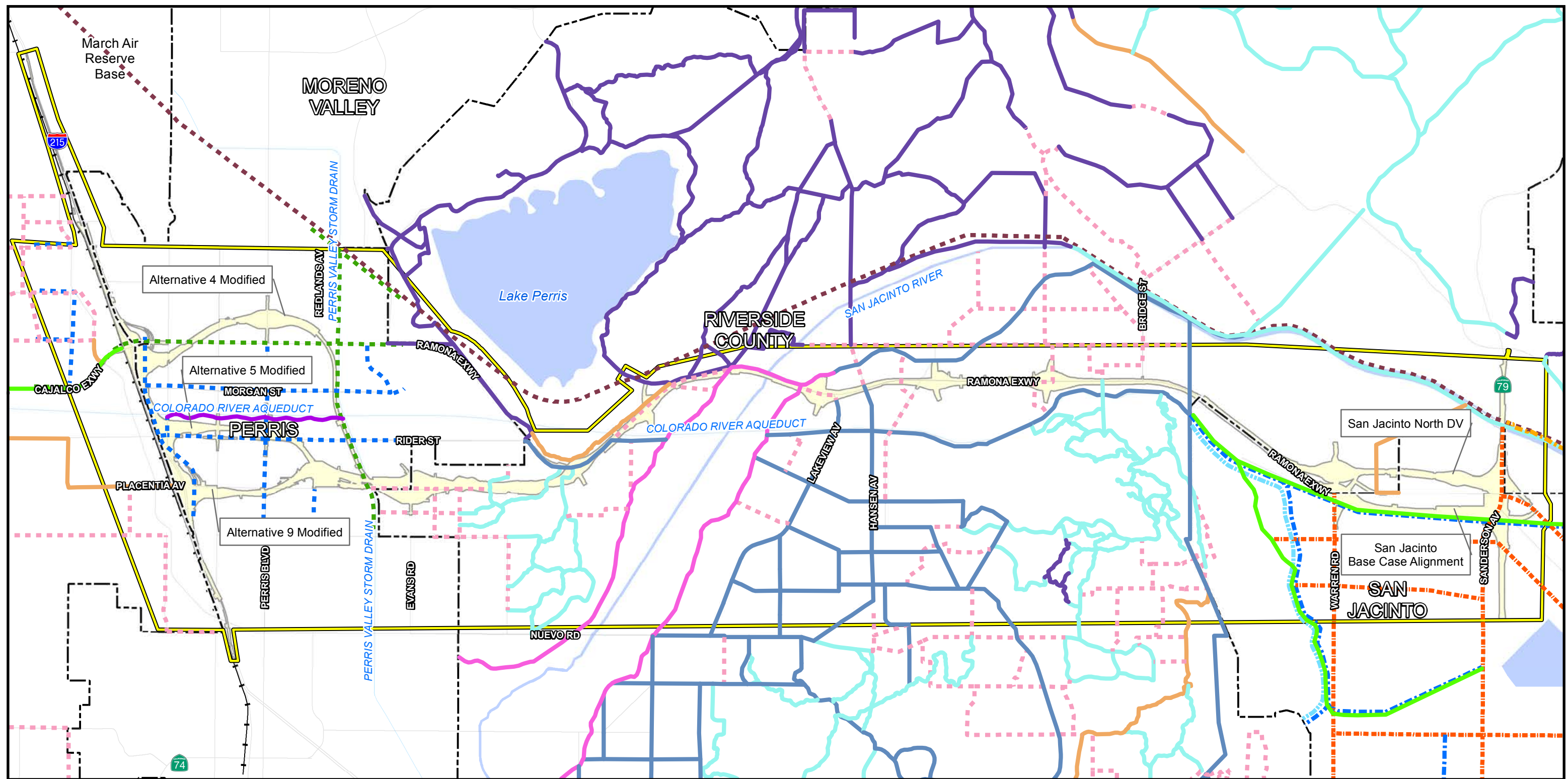
## Liberty Park - Alternative 9 Modified

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)



**This page intentionally left blank**

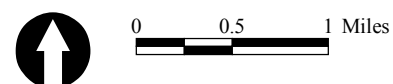




LEGEND

- |   |  |   |   |   |  |
|---|--|---|---|---|--|
| <ul style="list-style-type: none"> <li>Mid County Parkway Study Area</li> <li>Limits of Proposed Improvements (All Alternatives and Design Variations)</li> <li>City/County Boundary</li> <li>Railroad</li> </ul> | <p>City of Perris Trails, 2012</p> <ul style="list-style-type: none"> <li>Bike Lane (Class II)</li> <li>MWD Trail</li> <li>Regional Trail</li> </ul> | <p>County of Riverside Trails, 2012</p> <ul style="list-style-type: none"> <li>Class 2 Bike Path</li> <li>Combination Trail (Regional / Class 1 Bike Path)</li> <li>Community Trail</li> <li>Design Guidelines Trail</li> </ul> | <ul style="list-style-type: none"> <li>Historic Trail</li> <li>Non-County Public and Quasi-Public Lands Trails</li> <li>Open Space Trail</li> <li>Regional Trail</li> </ul> | <p>City of San Jacinto Trails, 2005, 2007, 2011</p> <ul style="list-style-type: none"> <li>Fault Zones/Potential Linear Trails (Trails Opportunity Map, 2007)</li> <li>Class I Bike Trail (Parks and Bikeway Map, 2011)</li> <li>Class II Bike Trail (Parks and Bikeway Map, 2011)</li> <li>Bike Lane - Class 2 (Trails Master Plan, 2005)</li> </ul> | <ul style="list-style-type: none"> <li>Equestrian Trail (Trails Master Plan, 2005)</li> <li>Equestrian/Bike/Ped Trail (Trails Master Plan, 2005)</li> <li>Expanded Parkway Pedestrian/Bike Trail - Class 1 (Trails Master Plan, 2005)</li> <li>Open Space Ped/Bike Trail (Trails Master Plan, 2005)</li> <li>Pedestrian/Bike Trail - Class 1 (Trails Master Plan, 2005)</li> </ul> |
|---|--|---|---|---|--|

SOURCE: TBM (2010), Jacobs Engineering (2/2011), City of Perris, City of San Jacinto (2007); RBF / Transcore (06/03)



I:\UCV531\GIS\_Mod\CIA\DraftFinalFigures\GeneralPlanTrails.mxd (11/12/2014)

FIGURE 3.1.5

# General Plan Trails

08-RIV-MCP PM 0.0/16.3; 08-RIV-215 PM 28.0/34.3  
EA 08-0F3200 (PN 0800000125)



**This page intentionally left blank**

- Copper Creek Park;
- Colonel Lewis Millet Park;
- Liberty Park;
- San Jacinto Wildlife Area; and
- On-and off street pedestrian, bike, and equestrian trails as shown on Figure 3.1.5 and designated in the General Plans of the County of Riverside, and the Cities of San Jacinto and Perris, and the Perris Valley Commerce Center Specific Plan (2012).

### **3.1.3.2 Environmental Consequences**

As described in detail in Chapter 2.0, the right of way for the MCP Build Alternatives was defined to include the permanent right of way needed for each MCP Build Alternative and the anticipated disturbance limits for construction of the alternatives. TCEs and other temporary uses of land have also been defined and are evaluated with respect to their impacts on recreational resources. The park and recreational facilities in the MCP study area were assessed to determine whether any indirect traffic, noise, air quality, visual and aesthetics, water quality, biological resources, or community impacts of the MCP Alternatives could result in impacts that would substantially impair the activities, features, and/or attributes of the park or recreational facility. The *Final Section 4(f) Evaluation*, provided in Appendix B, evaluated the identified Section 4(f) properties to assess whether the MCP Build Alternatives would result in a use of property from those resources. Use impacts were evaluated based on overlaying the alternative footprints/rights of way limits on the geographic information system (GIS) mapping of the boundaries of the Section 4(f) properties, including recreational facilities. Locations where the footprints/rights of way for the MCP Build Alternatives would result in the acquisition of land from these Section 4(f) properties were identified.

#### ***Permanent Impacts***

##### ***Build Alternatives***

##### ***Parks and Other Recreational Areas***

No parks or other recreational areas would be permanently impacted by the MCP Build Alternatives.

##### ***Recreational Trails***

As shown in Figure 3.1.5, the MCP Build Alternatives parallel or cross several trails; therefore, several recreational trails will be impacted by the MCP Build Alternatives in the cities of Perris and San Jacinto and unincorporated Riverside County.



Table 3.1.D identifies trails and bikeways within the MCP limits of improvements that would be impacted by the MCP Build Alternatives, as well as MCP project features that would minimize permanent impacts to the trails and provide connectivity across the MCP freeway (e.g., service interchanges, overcrossings, and undercrossings). Table 3.1.C also identifies applicable measures for trail impacts that would reduce impacts.

### **Temporary Impacts**

#### **Build Alternatives**

The proposed MCP Build Alternatives would result in temporary impacts to one park and to several recreational trails. Liberty Park in the City of Perris would be temporarily impacted by a temporary construction easement (TCE) needed for support of the construction of a retaining wall under Alternatives 5 Modified and 9 Modified, immediately south of the park. Figures 3.1.3 and 3.1.4 show the temporary impacts of Alternatives 5 Modified and 9 Modified to Liberty Park. Alternative 4 and its DVs would avoid the park, and thus, would not result in temporary impacts to Liberty Park. Alternative 5 Modified and its DVs would result in a 0.011 ac TCE in Liberty Park, and Alternative 9 Modified would result in a 0.097 ac TCE in Liberty Park. Due to the small scale and temporary nature, implementation of the TCEs proposed by Alternatives 5 Modified and 9 Modified and their DVs do not constitute a use under Section 4 (f) requirements (see Appendix B, Section 4(f) Evaluation). As part of the formal consultation under Section 4(f) regarding the effects of the Preferred Alternative in Liberty Park, FHWA requested the City of Perris's concurrence with the determination that the TCE at Liberty Park under Alternative 9 Modified would not trigger the requirement for protection under Section 4(f). The City of Perris concurred with that determination in a letter to FHWA dated February 20, 2014. A copy of that letter is provided in Attachment B, Consultation Correspondence, in Appendix B, Final Section 4(f) Evaluation, in this Final EIR/EIS. Implementation of the TCEs would be temporary and would cease upon completion of the project.

Because of the small scale of the TCEs, no adverse effects are expected to occur to Liberty Park. The park will remain accessible to all recreational park users during construction. However, because of the adjacent construction-noise related effects, some park users may choose to use another location for a special occasion such as a social gathering. Because of the temporary nature of construction, it is not expected

**Table 3.1.D Trail Impacts**

<b>Trail Name/Type</b>	<b>Location</b>	<b>Jurisdiction</b>	<b>Potential Impact</b>	<b>MCP Project Feature to minimize impact</b>	<b>Mitigation</b>
Class II Bike Path	Cajalco Road	County of Riverside	<b>All Build Alternatives:</b> Improvements planned to the Cajalco Road/Ramona Expressway service interchange at I-215.	MCP design includes an 18-foot (ft) shoulder at this interchange to allow for bike access.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Regional Trail	Placentia Avenue	County of Riverside	<b>All Build Alternatives:</b> Improvements planned for two overcrossings for the railroad and I-215.	MCP design includes equestrian crossing for both overcrossings (railroad and Interstate 215 [I-215]) similar to existing conditions.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Regional Trail	Ramona Expressway	City of Perris	<b>Alternative 4 Modified:</b> Trail is located within MCP limits of improvements for Alternative 4 Modified along Ramona Expressway.	N/A	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12.</b>
Perris Valley Channel Trail	Parallel to the PVSD	City of Perris	<b>All Build Alternatives:</b> Located within MCP limits of improvements.	N/A	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12.</b>
Class 2 Bike Lane	Perris Boulevard	City of Perris	<b>All Build Alternatives:</b> Located within MCP limits of improvements for Alternatives 5 Modified and 9 Modified.	The MCP design includes a service interchange at Perris Boulevard for Alternative 5 Modified and an overcrossing at Placentia Avenue for Alternative 9 Modified that would allow for continued bike connectivity within the city.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Class 2 Bike Lane	Nevada Ave/East Frontage Road	City of Perris	<b>All Build Alternatives:</b> Located within MCP limits of improvements.	N/A	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12.</b>
Class 2 Bike Lane	Rider Street	City of Perris	<b>Alternative 5 Modified:</b> Located within MCP limits of improvements for Alternative 5 Modified.		Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12.</b>

**Table 3.1.D Trail Impacts**

<b>Trail Name/Type</b>	<b>Location</b>	<b>Jurisdiction</b>	<b>Potential Impact</b>	<b>MCP Project Feature to minimize impact</b>	<b>Mitigation</b>
Class 2 Bike Lane	Webster Avenue	City of Perris	<b>Alternative 5 Modified:</b> Located within MCP limits of improvements for Alternative 5 Modified.		Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12</b> .
Community Trail	Placentia Avenue and east of PVSD	County of Riverside	<b>All Build Alternatives:</b> Trail is located within MCP limits of improvements near the proposed Evans Road interchange.	N/A	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .
Community Trail	El Nido Avenue	County of Riverside	<b>All Build Alternatives:</b> A portion of this trail is located within MCP limits of improvements near the proposed Evans Road interchange.	MCP design includes a service interchange at Evans Road that would include an overcrossing that could be used by trail users for access to areas north of MCP. The MCP/Evans Road interchange would be approximately 1,500 ft west of this trail.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Open Space Trails	East of Eureka Street and south of Ramona Expressway	County of Riverside	<b>All Build Alternatives:</b> Several trails are in this area that would be bisected by the proposed MCP mainline.	MCP design includes a service interchange at Ramona Expressway/Antelope Road that would provide an overcrossing and access north and south of MCP. The Ramona Expressway/Antelope Road service interchange would be located approximately 1,000 to 5,000 ft to the east from where these trails would be bisected by MCP.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Regional Trail	Parallel to Ramona Expressway – north side; ends at Bernasconi Road	County of Riverside	<b>All Build Alternatives:</b> Portion of this trail is located within MCP limits of improvements (northern side of MCP).	MCP design includes a service interchange at Bernasconi Road that would provide an overcrossing and access north and south of MCP.	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside the MCP right of way: <b>Measure LU-12</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .

**Table 3.1.D Trail Impacts**

<b>Trail Name/Type</b>	<b>Location</b>	<b>Jurisdiction</b>	<b>Potential Impact</b>	<b>MCP Project Feature to minimize impact</b>	<b>Mitigation</b>
Design Guidelines Trail	Ramona Expressway – south side	County of Riverside	<b>All Build Alternatives:</b> Portion of this trail is located within MCP limits of improvements.	MCP design includes a service interchange at Ramona Expressway/Antelope Road that would provide an overcrossing and access north and south of MCP.	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside of the MCP right of way: <b>Measure LU-12</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Community Trail	Ramona Expressway – south side	County of Riverside	<b>All Build Alternatives:</b> Trail is located within MCP limits of improvements.	N/A	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .
Non-County Public and Quasi-Public Lands Trail	Bernasconi Road and north of Ramona Expressway	County of Riverside	<b>All Build Alternatives:</b> Portion of this trail is located within MCP limits of improvements.	N/A	Mitigation required for coordination with local jurisdiction to determine the new location/re-routing of the trail outside of the MCP right of way: <b>Measure LU-12</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Combination Trail (Regional and Class I Bike Path)	Martin Street and north of Ramona Expressway	County of Riverside	<b>All Build Alternatives:</b> The trail has an existing crossing where proposed MCP mainline would be located, and north of MCP, the trail is located within the limits of improvements.	The MCP design includes an overcrossing for Martin Street that would allow continued connectivity north and south of MCP. In addition, the design maintains existing Ramona Expressway between Martin Street and Reservoir Road north of the MCP mainline, therefore accommodating continued use of the trail.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .

**Table 3.1.D Trail Impacts**

Trail Name/Type	Location	Jurisdiction	Potential Impact	MCP Project Feature to minimize impact	Mitigation
Combination Trail	East of Reservoir Road	County of Riverside	<b>All Build Alternatives:</b> Portion of this trail is located within the MCP limits of improvements where it connects to another combination trail north of Ramona Expressway.	The MCP design includes a bridge over the San Jacinto River for the base case and design variation that would allow the trail to continue under the MCP mainline and connect north.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Community Trail	Parallel to Ramona Expressway	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements.	N/A	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11.</b>
Design Guidelines Trail	Hansen Avenue	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements, and connection north of Ramona Expressway would be removed.	The MCP design includes a service interchange at Reservoir Road that would provide an overcrossing and access north and south of MCP. The Reservoir Road service interchange would be located approximately 2,500 ft to the west of the existing trail crossing.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11.</b>  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Community Trail	East of Hansen Avenue/west of 6 <sup>th</sup> Street	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements.	N/A	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Community Trail	Near future Park Center Boulevard	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements, and the trail would be bisected by the MCP mainline.	The MCP design includes a service interchange at future Park Center Boulevard that would provide an overcrossing and access north and south of MCP.	Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>
Open Space Trail	East of future Park Center Boulevard	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements and the trail would be bisected by the MCP mainline.	The MCP design includes a service interchange at future Park Center Boulevard that would provide an overcrossing and access north and south of MCP. The Park Center Boulevard service interchange would be approximately 3,000 ft to the west of the existing trail crossing.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11.</b>  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1.</b>



**Table 3.1.D Trail Impacts**

Trail Name/Type	Location	Jurisdiction	Potential Impact	MCP Project Feature to minimize impact	Mitigation
Design Guidelines Trail	East of Bridge Street	County of Riverside	<b>All Build Alternatives:</b> Within MCP limits of improvements and the trail would be bisected by the MCP mainline.	The MCP design includes a service interchange at future Park Center Boulevard that would provide an overcrossing and access north and south of MCP. The Park Center Boulevard service interchange would be approximately 3,000 ft to the west of the existing trail crossing.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Class 2 Bike Trail	Warren Road	City of San Jacinto	<b>All Build Alternatives:</b> Within MCP limits of improvements and bike access would not be allowed on the MCP mainline.	The MCP design includes a service interchange at Warren Road that would provide an overcrossing and access north and south of MCP and nearby local streets could be used for bike access as an alternative to MCP.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .
Regional Trail	North of Ramona Expressway	City of San Jacinto	<b>All Build Alternatives:</b> Trail would be bisected by the SJN DV.	The MCP design includes a service interchange at Warren Road under the SJN design variation that would provide an overcrossing and access north and south of MCP.	Mitigation required for informing the public of trail closure and opportunity for alternative route using other existing trails: <b>Measure LU-11</b> .  Mitigation required for temporary impacts during construction: <b>Measures LU-6 through LU-10 and T-1</b> .

Sources: *Addendum to the Community Impact Assessment* (January 2012) and LSA Associates, Inc. (2014).

I-215 = Interstate 215

MCP = Mid County Parkway

N/A = not applicable

PVSD = Perris Valley Storm Drain

SJN DV = San Jacinto North Design Variation

that park users who choose other parks as their preferred location for social gatherings would lead to deterioration or degradation of other parks since social gatherings are required to be coordinated with the Recreational Park Office in order to reserve tables and/or other park amenities.

All Build Alternatives would result in temporary impacts to several regional, bike, and community trails in the MCP study area due to trail closures and/or rerouting during construction. However, impacts to the trail users would be temporary and would cease upon project completion. Implementation of the measures identified in Section 3.6, Traffic, including the Traffic Management Plan, as well as measures identified in Section 3.1.3.3, would minimize impacts to trails and provide temporary detours and signage to minimize impacts to trail users.

### **No Build Alternatives**

Alternative 1A proposes no MCP improvements; therefore, Alternative 1A would not result in the use of Section 4(f) properties or the acquisition of property from, or indirect impacts on, recreational resources.

Alternative 1B proposes no MCP improvements. Alternative 1B assumes the Ramona Expressway would be constructed to its ultimate width and alignment as shown in the *Riverside County General Plan*. As a result, Alternative 1B could result in the use of Section 4(f) properties and in the acquisition of property from recreational uses, depending on the ultimate width of the Ramona Expressway under this alternative. In addition, depending on the distance of Ramona Expressway to area recreational resources, Alternative 1B could result in indirect impacts on recreational resources.

### **3.1.3.3 Avoidance, Minimization, and/or Mitigation Measures**

As discussed previously in this section and as shown on Figure 3.1.5, the MCP Build Alternatives would result in impacts to recreational trails. To offset impacts to those recreational resources, Measures LU-6 through LU-12 provided below, would be implemented if an MCP Build Alternative is selected for implementation.

**LU-6 Existing Pedestrian and Trail Facilities.** During final design, the RCTC Project Engineer will develop a Pedestrian and Trail Facilities Temporary Closure Plan for addressing the short-term impacts to existing pedestrian facilities and trails crossings or within the construction limits of the project. Trails are defined as facilities other than sidewalks including pedestrian, bicycle, and equestrian trails, and bike lanes.

Specifically, the Plan will address procedures for:

- Identification of facilities that will be closed temporarily during construction
- Temporarily closing sidewalks and trails during construction
- Developing and implementing detours for closed sidewalks and trails
- Coordinating sidewalk and trail closures and detours with the local jurisdictions with authority over the sidewalks and trails
- Criteria for detour routes and facilities
- Information signing for closures and detours
- Requirements for compliance with the Americans with Disabilities Act
- Maintaining signing for closures and detours throughout the closure period and replacing lost or damaged signing
- Restoring pedestrian and trail facilities at the completion of project construction

Prior to the initiation of project activities that will require the temporary closure of a pedestrian or trail facility, the RCTC Project Engineer will require the Construction Contractor to comply with and implement the procedures in the Pedestrian and Trail Facilities Temporary Closure Plan for the affected sidewalk or trail facility crossing.

**LU-7**      **Temporary Closures of Trails.** Prior to any temporary closures of trails, the RCTC Resident Engineer will require the project Construction Contractor to meet with the Riverside County Department of Public Works (RCDPW) to review the location and need for each closure. Detours for each closure will be developed in consultation with the RCDPW.

**LU-8**      **Signing for Alternative Trail Routes.** The RCTC Resident Engineer will require the project Construction Contractor to develop signs directing trail users to alternative routes in consultation with RCDPW and the local jurisdictions through which detours would be routed. Appropriate directional and informational signage will be provided by the project Construction Contractor prior to each closure and far enough away from the closure so that trail users will not have to backtrack to get to the detour route.

**LU-9**      **Contact Information at Trail Detours.** The RCTC Resident Engineer will require the project Construction Contractor to provide a contact

number and information that will be provided for trail users to contact the project Construction Contractor regarding upcoming or active trail closures. The Construction Contractor will also be required to provide that information to the RCDPW and the Public Works Departments in the jurisdictions where the closures/detours are located.

**LU-10 Restoration of Impacted Trail Segments.** The RCTC Resident Engineer will require the project Construction Contractor to return trail segments closed temporarily during construction to the RCDPW in their original, or better, condition after completion of construction, and those temporarily closed areas will be returned to the original owner (the RCDPW). After project construction, the RCTC shall ensure that access to and connectivity of all recreational trails are restored for all recreational users.

**LU-11 Permanent Trail Closures.** Prior to construction, the RCTC will coordinate with affected local jurisdictions to inform the public of permanent trail closures and opportunities for alternative existing trails that are available to maintain trail connectivity within the community.

**LU-12 Permanent Trail Changes.** During final design, the RCTC will coordinate with the affected local jurisdiction to determine the new location and/or re-routing of an impacted trail outside the MCP right of way in order to maintain trail connectivity within the community.